

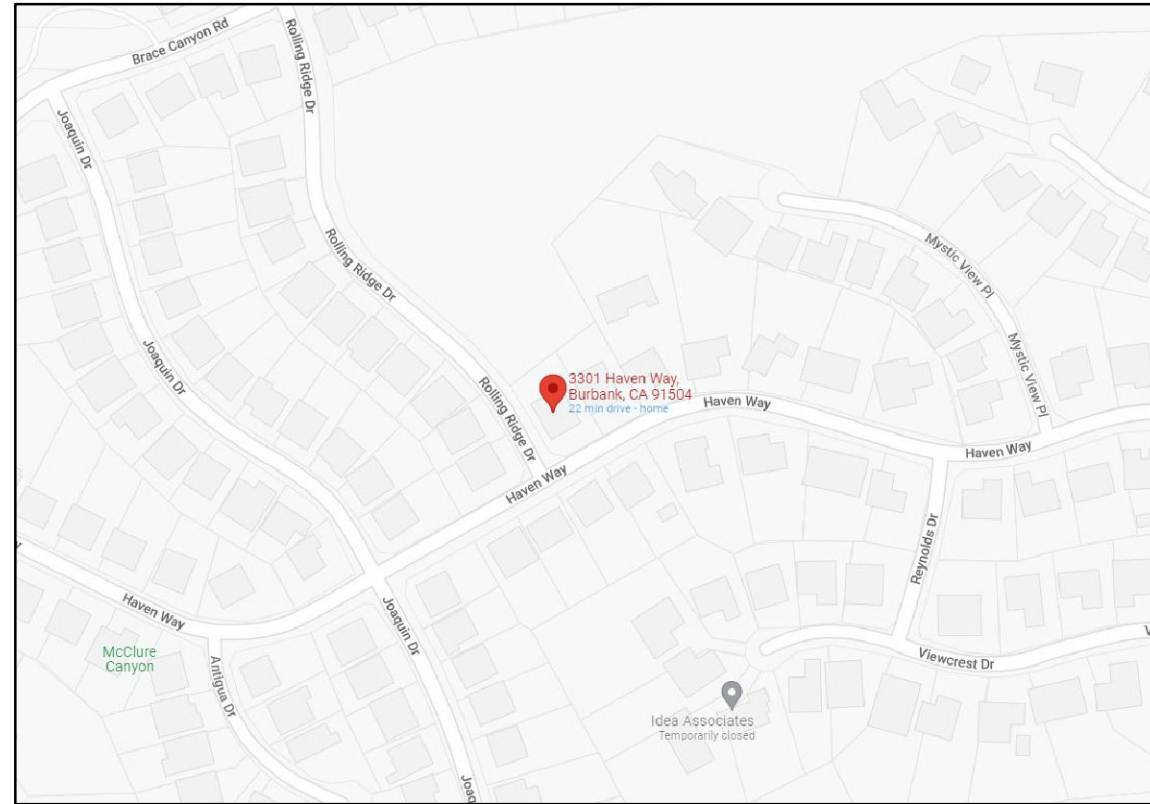
RESIDENTIAL ADDITION KVRYAN RESIDENCE

3301 HAVEN WAY, BURBANK, CA 91504

SCOPE OF WORK

- DEMOLITION OF PART OF POOL WALLS
- DEMOLITION OF PART OF RETAINING WALL
- NEW RETAINING WALL
- NEW POOL WALLS
- DEMOLITION OF EXT'G POOL EQUIPMENT BUILDING (100 SQ.FT.)
- DEMOLITION OF (354 SQ.FT.) OF FIRST FLOOR
- RESIDENTIAL ADDITION OF 93 SQ. FT. TO FIRST FLOOR AREA & INTERIOR REMODELING
- NEW SECOND FLOOR AREA (1,846 SQ.FT.)
- NEW ADU (665 SQ.FT.) WITH 1BEDROOM, 1 BATHROOM, KITCHEN AND LIVING AREA

SITE MAP



PROJECT INFORMATION

PROJECT LOCATION
3301 HAVEN WAY,
BURBANK, CA 91504

OWNER
KVRYAN
3301 HAVEN WAY,
BURBANK, CA 91504

PROJECT DESIGNER
DESIGNNRK
213 N. ORANGE ST. UNIT: E
GLENDALE, CA 91203
OFFICE : 818.823.7286
FAX : 888.424.8125

E-MAIL : INFO@DESIGNNRK.COM

MECHANICAL ENGINEER
SKDESIGN
2333 MIRA VISTA AVE, #26
MONTROSE, CA 91020
818-512-9231

SHEET INDEX

ARCHITECTURAL SHEETS:

A0.1	COVER SHEET
	TOPOGRAPHIC SURVEY SHEET
A1.1	EXT'G SITE PLAN
A1.2	EXT'G SITE ELEVATIONS
A1.3	DEMO SITE PLAN
A1.4	PROPOSED SITE PLAN
A2.0	EXT'G FLOOR PLAN
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A2.2	FIRST FLOOR PLAN
A2.3	SECOND FLOOR PLAN
A2.4	PROPOSED ROOF PLAN
A3.1	EAST & SOUTH ELEVATIONS
A3.2	WEST & NORTH ELEVATIONS
A3.3	BUILDING SECTIONS
A3.4	ADU PLAN, ELEVATIONS & SECTIONS

MECHANICAL SHEETS:

T1	TITLE 24
T2	TITLE 24

ENGINEERING SHEETS:

S1	--
S2	--
S3	--

GREEN NOTES

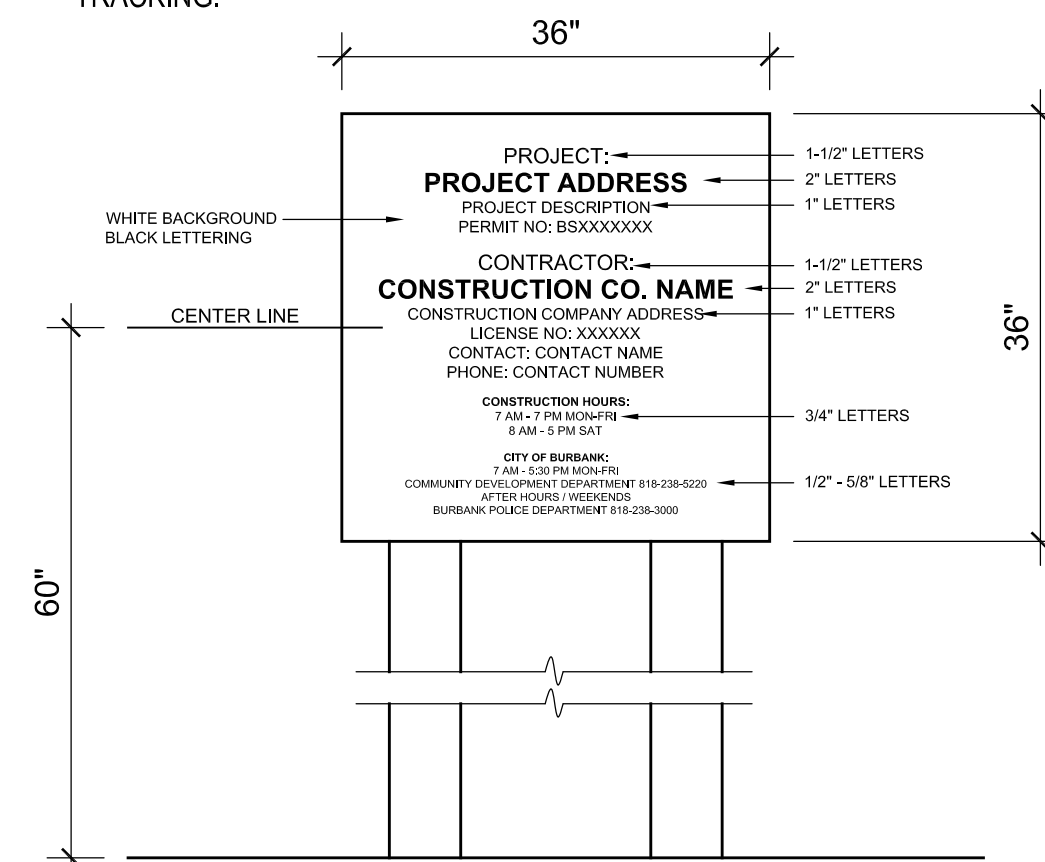
BUILDING MAINTENANCE AND OPERATION SEC. 4.410.
BUILDING MANUAL: AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, OR OTHER APPROVED MATERIAL SHALL BE PLACE IN THE BUILDING THAT CONTAINS THE INFORMATION SPECIFIED IN CALGREEN SEC. 4.410.

CITY OF BURBANK FIRE DEPT NOTES:

ROOF COVERINGS ON BUILDINGS OR STRUCTURES SHALL BE A CLASS A ROOF COVERING OR A CLASS A ROOF ASSEMBLY. WOOD SHAKE OR SHINGLE ROOFING IS NOT PERMITTED IN THE FIRE HAZARD SEVERITY ZONE (BMC 9-1-1-1501.1.1).
WHERE THE ROOF COVERING PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE AT THE EAVE AND RAKE SHALL BE FIRE STOPPED.
EAVES AND SOFFITS SHALL BE PROTECTED ON THE EXPOSED UNDERSIDE AS REQUIRED FOR EXTERIOR ONE-HOUR-RATED FIRE RESISTIVE CONSTRUCTION, 2-INCH NOMINAL DIMENSION LUMBER, OR 1-INCH FIRE RETARDANT-TREATED LUMBER, OR 3/4 INCH NOMINAL FIRE RETARDANT-TREATED PLYWOOD. FACIA'S ARE REQUIRED SHALL BE OF 2-INCH NOMINAL DIMENSION LUMBER MIN. OR PROTECTED ON THE BACKSIDE BY MATERIALS APPROVED FOR A MIN. OF 1-HOUR FIRE RESISTANCE RATED CONSTRUCTION.
EXTERIOR WALLS. CONSTRUCTED OF 1HR RATED FIRE RESISTIVE CONSTRUCTION ON THE EXTERIOR SIDE OR CONSTRUCTED WITH APPROVED NONCOMBUSTIBLE MATERIALS. SUCH MATERIAL SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.
VENTS AND FOUNDATION OPENINGS. ATTIC VENTILATION, FOUNDATION AND UNDER FLOOR VENTS OR OTHER VENTILATION OPENINGS IN VERTICAL EXTERIOR WALLS, VENTS THROUGH ROOFS, AND VENTS SHALL NOT EXCEED 144 SQ. INCH EACH. VENTS SHALL BE COVERED WITH NONCOMBUSTIBLE.
CORROSION-RESISTANT MESH WITH OPENINGS NOT EXCEEDING 1/4 INCH. ATTIC VENTILATION OPENINGS SHALL NO BE LOCATED IN SOFFITS, IN EAVE OVERHANDS, BETWEEN RAFTERS AT EAVES, OR IN OTHER OVERHAND AREAS. GABLE END AND DORMER VENTS SHALL BE LOCATED AT LEAST 10 FEET FROM PROPERTY LINES (BMC 9-1-R327.6.2, 9-1-R806.1.1) UNDER FLOOR VENTILATION OPENINGS SHALL BE LOCATED AS CLOSE TO THE GRADE AS POSSIBLE.

STORM WATER MANAGEMENT NOTES:

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WINDS.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST NOT BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENT FROM BEING DEPOSITED INTO THE PUBLIC WAY.
8. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
9. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
10. SCHEDULE CONSTRUCTION ACTIVITY TO REDUCE AREA AND DURATION OF SOIL EXPOSED TO EROSION BY WIND, RAIN, RUNOFF, AND VEHICLE TRACKING.



1. SIGN LOCATION: FRONT OF PROJECT SITE FACING THE STREET. SIGN CANNOT ENCR OACH INTO THE PUBLIC RIGHT-OF-WAY (SIDEWALK AND PARKWAY).

2. SIGN MAY BE MOUNTED INDEPENDENTLY OR ON THE CONSTRUCTION FENCE.

PROJECT SIGN
NOT TO SCALE

PROJECT FLOOR PLAN AREA & DATA

LOT AREA	13,068 ± SQ. FT.
EXISTING	
EXT'G RESIDENCE	2,612 SQ. FT.
EXT'G GARAGE	440 SQ. FT.
EXT'G FRONT PORCH	181 SQ. FT.
DEMOLITION	
EXT'G 1ST FLOOR	2,612 - 258 - 358 = 1,996 SQ.FT.
NEW ADDITION	
NEW FIRST FLOOR ADDITION	93 SQ. FT.
NEW FIRST FLOOR TOTAL AREA	2,089 SQ. FT. +
NEW SECOND FLOOR	1,846 - 162 = 1,684 SQ. FT. +
STAIRCASE OPEN ABOVE	162 SQ. FT.
NEW GARAGE ADDITION	268 SQ. FT.
NEW REAR COVERED PORCH	326 SQ. FT. +
NEW BALCONY TOTAL AREA	565 SQ. FT.
UNDER THE BALCONY AREA	136 SQ. FT. +
EXT'G GARAGE (WITH NEW ADDITION)	440 + 268 = 698 SQ. FT. +
EXT'G FRONT PORCH	172 SQ. FT. +
NEW ADU	665 SQ. FT. +

TOTAL ADDITION (1ST FLOOR + 2ND FLOOR +BALCONIES)
(93 +1,684 + 565) 2,342 SQ. FT.

*TOTAL LOT COVERAGE 5,770 SQ. FT. +

LOT COVERAGE
MAX. 50% (OF 13,068) - 6,556.5 SQ. FT. TOTAL COVERED (5,770 SQ. FT.)
LOT AREA (13,068 SQ. FT.) 44 %

FLOOR AREA RATIO
MAX. 35% (OF 7,500) - 2,625 SQ. FT. TOTAL SFD (2,089+1,684 = 3,773 SQ. FT.)
MAX. 30% (OF 5,568) - 1,670 SQ.FT. 29 %
TOTAL MAX. - 4,295 SQ. FT. LOT AREA (13,068 SQ. FT.)

ZONING	R-1
APN	2471-046-001
LEGAL DES.	TRACT NO 30418 LOT 121
OCCUPANCY	R3
CONSTRUCTION TYPE	V-B
YEAR BUILT/REMODEL	1972 / 1972
FIRE SPRINKLERS	MAIN RESIDENCE - NO
FIRE SPRINKLERS	NEW ADU - NO
NUMBER OF STORIES (MAIN HOUSE / ADU)	2/1
BUILDING HEIGHTS (MAIN HOUSE / ADU)	22'-2" / 12'-7"
NUMBER OF BEDROOM AND BATHS	4 BED / 4 BATHS
MAIN HOUSE EXT'G	4 BED / 3 BATHS
MAIN HOUSE NEW	4 BED / 5 BATH
ADU	1 BED / 1 BATH
FIRE ZONE	YES
NUMBER PARKING SPACES	3
OFF STREET PARKING SPACE	1

CITY OF BURBANK APPLICABLE CODES:

PROJECT SHALL COMPLY W/ THE 2019 CBC, CMC, CEC, CPC, CRC, BFD CGBSC & CALIFORNIA ENERGY CODE AS WELL AS THE BURBANK MUNICIPAL CODE. CBC SECTION 106.1.1

NOTES:

DIVERSION OF C&D DEBRIS: A MINIMUM 65% OF GENERATED DEBRIS SHALL BE RECYCLED, REUSED, OR DIVERTED FROM THE LANDFILL. A \$59.35 ADMINISTRATIVE FEE AND A REFUNDABLE DEPOSIT WILL BE COLLECTED AT THE TIME OF PERMIT ISSUANCE. THE DEPOSIT CAN BE REFUNDED IF RECYCLING RECEIPTS ARE SUBMITTED TO BUILDING DIVISION WITHIN 60 DAYS OF PERMIT FINAL (BMC 9-1-10-1012).

SETBACK CERTIFICATION REQUIREMENT: A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACKS OF ALL NEW CONSTRUCTION PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE AVAILABLE TO THE BUILDING DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION. [BMC 9-1-1-110.3.1.1].

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 EDITION OF THE CBC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THE CITY OF BURBANK LOCAL AMENDMENTS.
- SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.
- ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
- A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING. (BMC 9-1-2-3302.4).
- WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
- TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON THE SITE (BMC 9-1-2-3302.4).
- THE FINISH GRADE SHALL SLOPE A MIN. OF 5%, OR 6", TO A POINT 10 FEET FROM BUILDING FOUNDATION. OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2% (CBC 1804.4).
- THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2% (CBC 1804.4).

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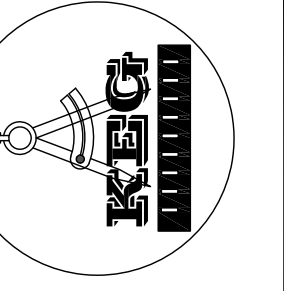
COVER SHEET & SITE PLAN

KVRYAN RESIDENCE
3301 HAVEN WAY, BURBANK, CA 91504

DATE: 01/2023
DRAWN BY: NRK
JOB NO. 21029

SHEET NO.

A0.1



KEG GROUP INC.
(818)919-8133

4705 KESTER AVE, SHERMAN OAKS, CA 91403

PREPARED FOR
HAGOP KVRNAN

TOPOGRAPHY SURVEY

3301 HAVEN WAY BURBANK CA 91504

DATE: 05/19/2021

SCALE: 1" = 10'

SHEET NO.

TS-1
SHEET 1 OF 1

LEGAL DESCRIPTION:

LOT 121 OF TRACT NO.30418 , IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 813, PAGES 1-6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 2471-046-001

NOTES:

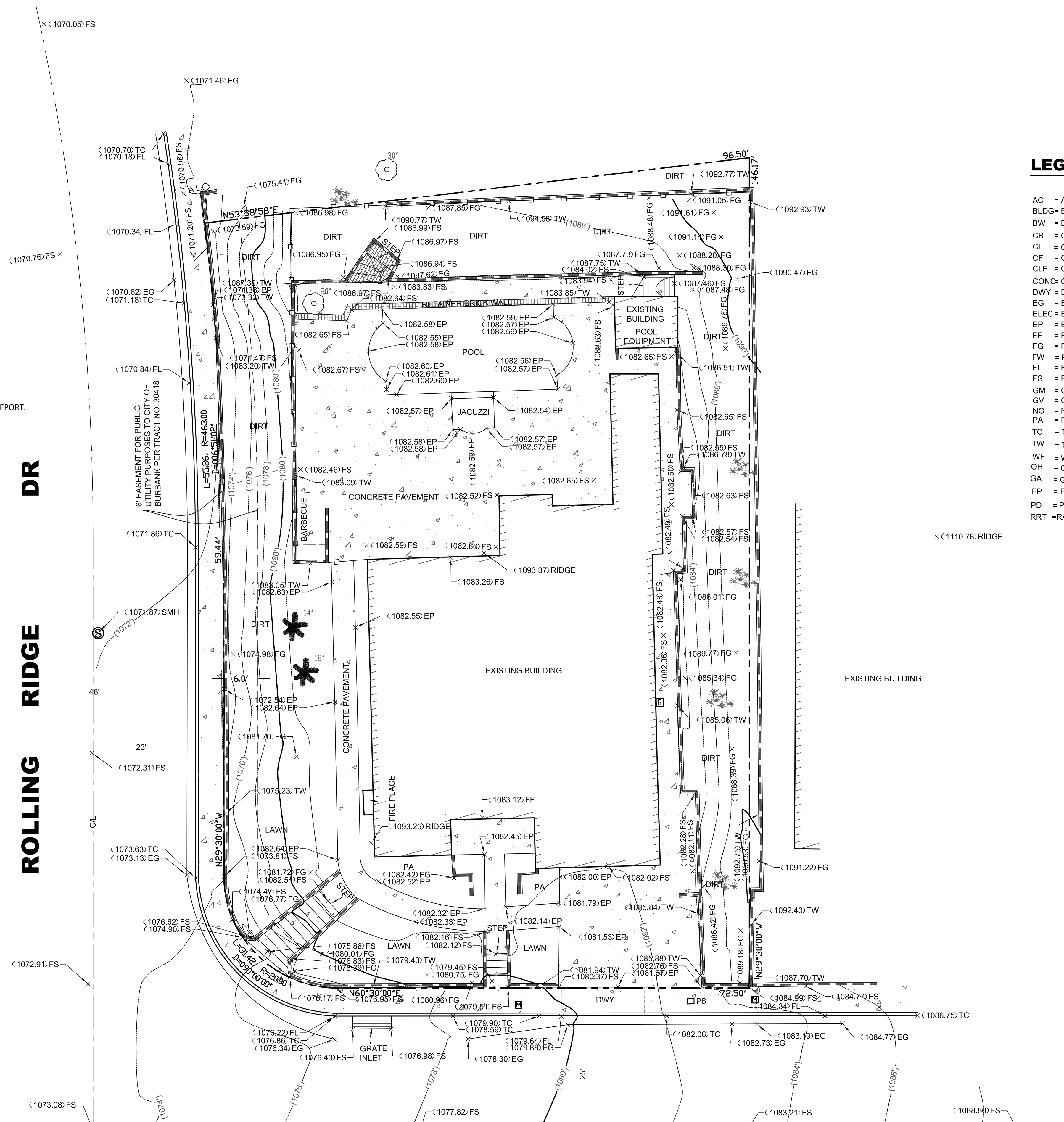
1. THE LEGAL DESCRIPTION, BOUNDARIES SHOWN HEREON ARE PER RECORD DATA.
2. FOR PLOT THE EASEMENT IF ANY, OWNER NEED TO PROVIDE HYPER LINK OF PRELIMINARY TITLE REPORT. TOTAL PROPERTY AREA:12982 SQ.FT.

BENCHMARK

BENCHMARK NO. : #2206-1

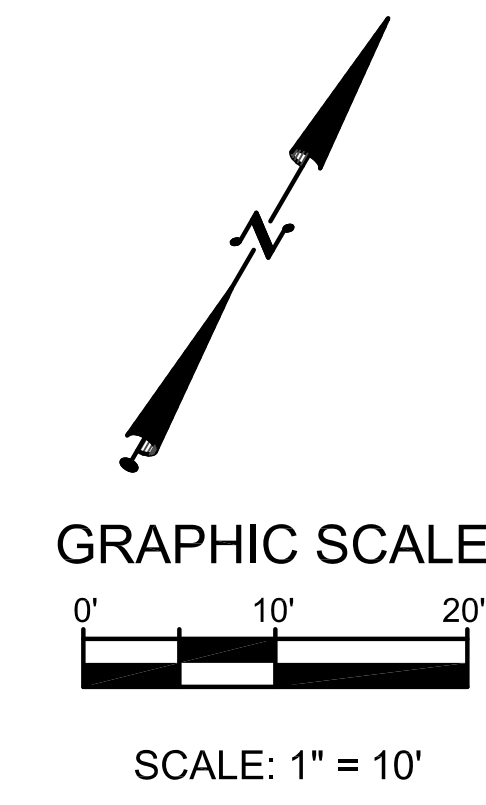
2-1/2" BRASS CAP STMP CITY OF BURBANK BM 2206-1, 3400 HAVEN WAY, AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF HAVEN WAY AND REYNOLDS DRIVE, ABOUT 21 FEET SOUTH OF HAVEN WAY AND 43 FEET EAST OF THE CENTERLINE OF REYNOLDS DRIVE, SET IN THE TOP WEST CORNER OF A 14'2 FOOT CATCH BASIN WITH DROP INLET ON THE SOUTH SIDE OF HAVEN WAY, 1 FOOT SOUTH OF THE SOUTH CURB FACE OF HAVEN WAY, 1.75 FEET EAST OF SOUTHEASTERN ECR.

ELEVATION : 1,157.181 FT



LEGEND

- AC = ASPHALT CONCRETE
 - BLDG= BUILDING
 - BW = BACK OF WALK
 - CB = CATCH BASIN
 - CL = CENTERLINE
 - CF = CURB FACE
 - CLF = CHAIN LINK FENCE
 - CONC= CONCRETE
 - DWY = DRIVEWAY
 - EG = EDGE OF GUTTER
 - ELEC= ELECTRIC
 - EP = EDGE OF PAVEMENT
 - FF = FINISHED FLOOR
 - FG = FINISHED GRADE
 - FW = FRONT OF WALK
 - FL = FLOW LINE
 - FS = FINISHED SURFACE
 - GM = GAS METER
 - GV = GAS VALVE
 - NG = NATURAL GROUND
 - PA = PLANTER AREA
 - TC = TOP OF CURB
 - TW = TOP OF WALL
 - WF = WALL FACE
 - OH = OVER HEAD WIRE
 - GA = GUY ANCHOR
 - FP = FIRE PLACE
 - PD = PARKWAY DRAIN
 - RRT =RAILROAD TIE
- TREE- SIZE IN INCHES
 - PALM TREE SIZE IN INCHES
 - PULL BOX
 - MULTI TRUNK
 - AREA LIGHT
 - SEWER MAINT HOLE
 - SIGN
 - ELECTRIC METER
 - CATCH BASIN
 - GAS VALVE
 - GUY WIRE
 - POWER POLE
 - WATER METER
 - GAS METER
 - SPOT ELEVATION
 - OVER HEAD WIRE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - WROUGHT IRON FENCE
 - RETAINER BRICK WALL
 - RETAINER CONCRETE BLOCK WALL
 - BOUNDARY LINE
 - CONCRETE PAVEMENT
 - ASPHALT PAVEMENT
 - BRICK PAVEMENT



HAVEN WAY

ROLLING RIDGE DR

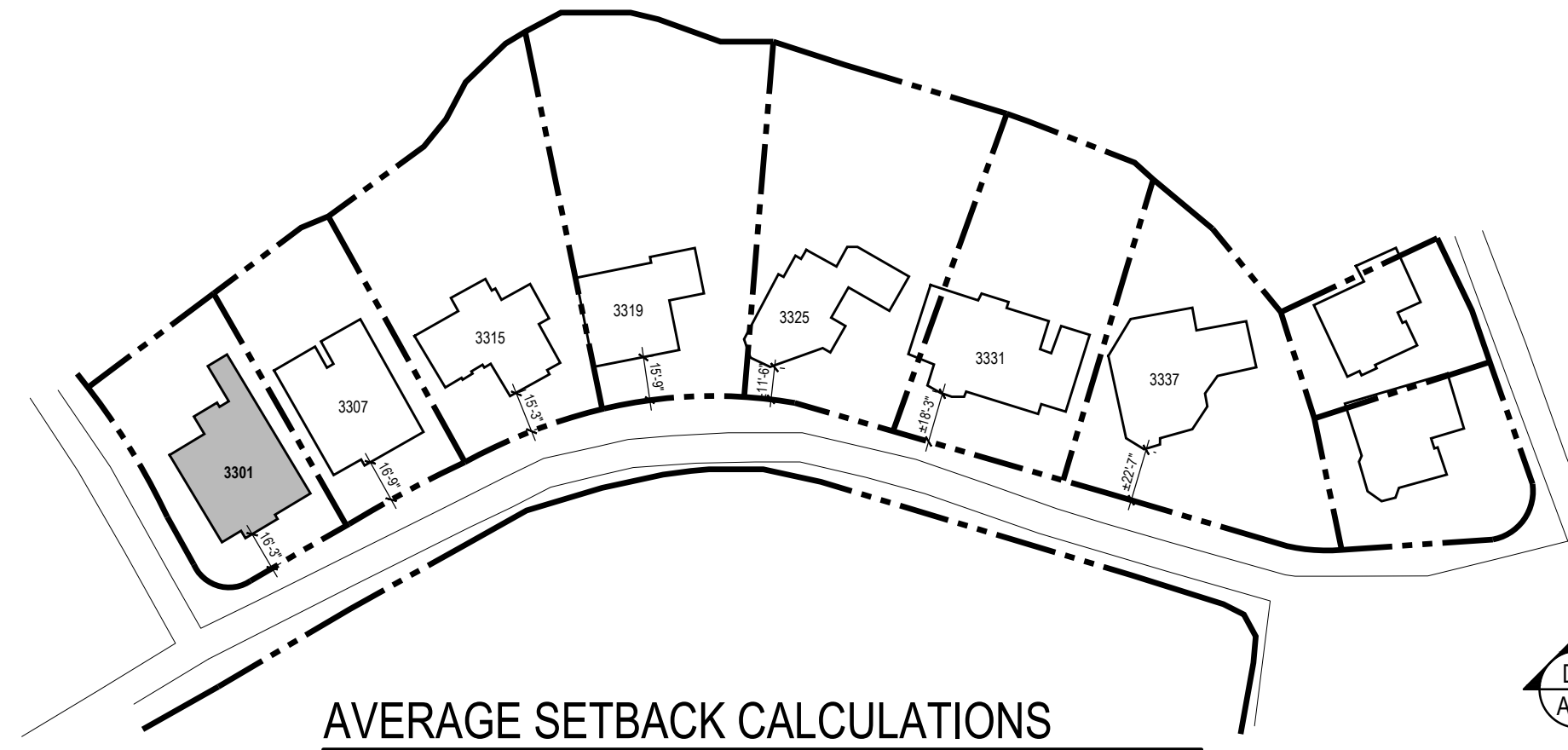
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VIEW 1



VIEW 2

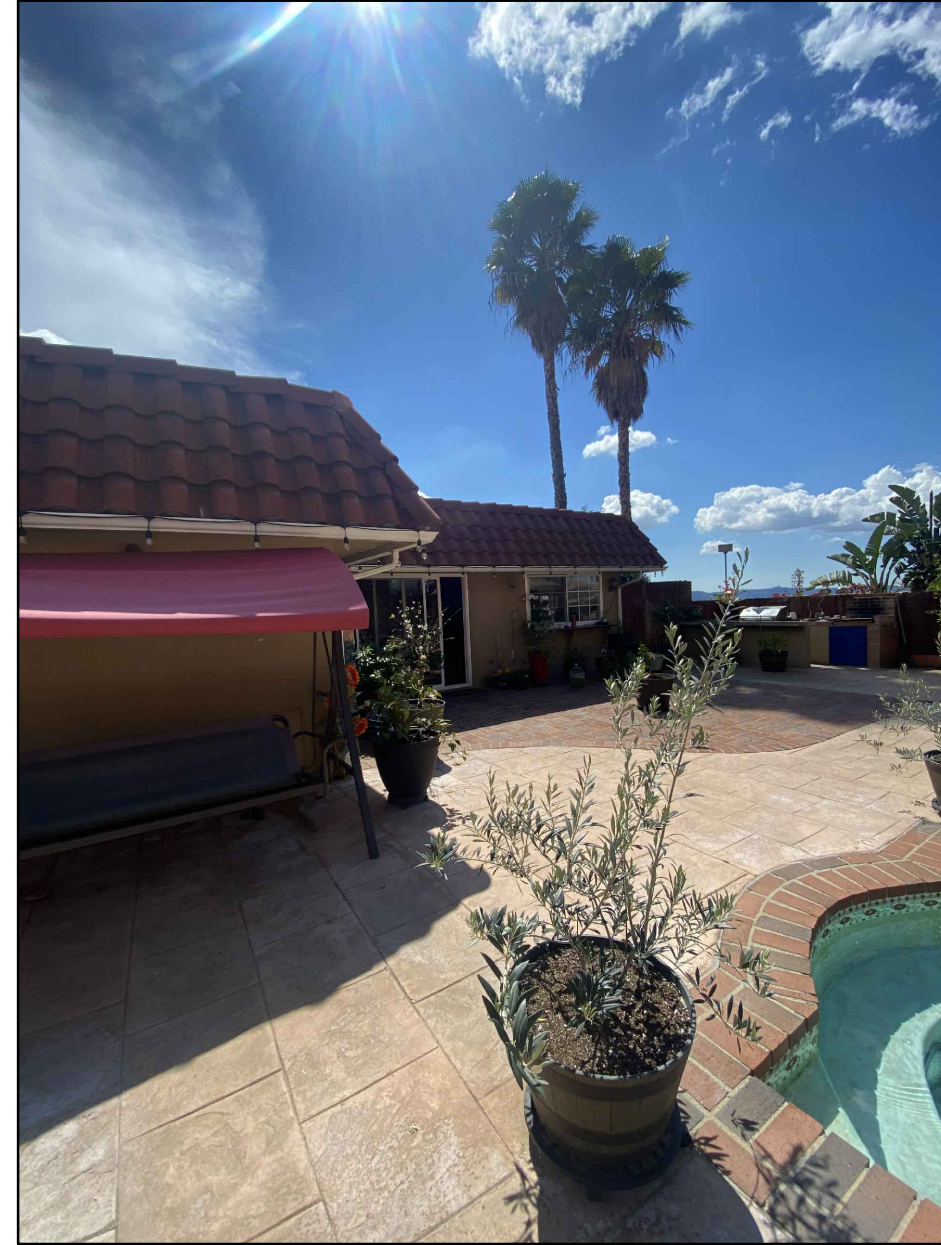


AVERAGE SETBACK CALCULATIONS

SETBACKS:		
3301 HAVEN WAY	16.25'	EXT'G FRONT SETBACK
3307 HAVEN WAY	16.75'	
3315 HAVEN WAY	15.25'	
3319 HAVEN WAY	15.75'	
3325 HAVEN WAY	11.50'	
3331 HAVEN WAY	18.25'	
3337 HAVEN WAY	22.58'	
TOTAL:	116.33'	16.61 FT. OR
	116.33' / 7 =	16'-7" AVERAGE SETBACK

AVERAGE SETBACK PLAN

NOT TO SCALE



VIEW 3



VIEW 4



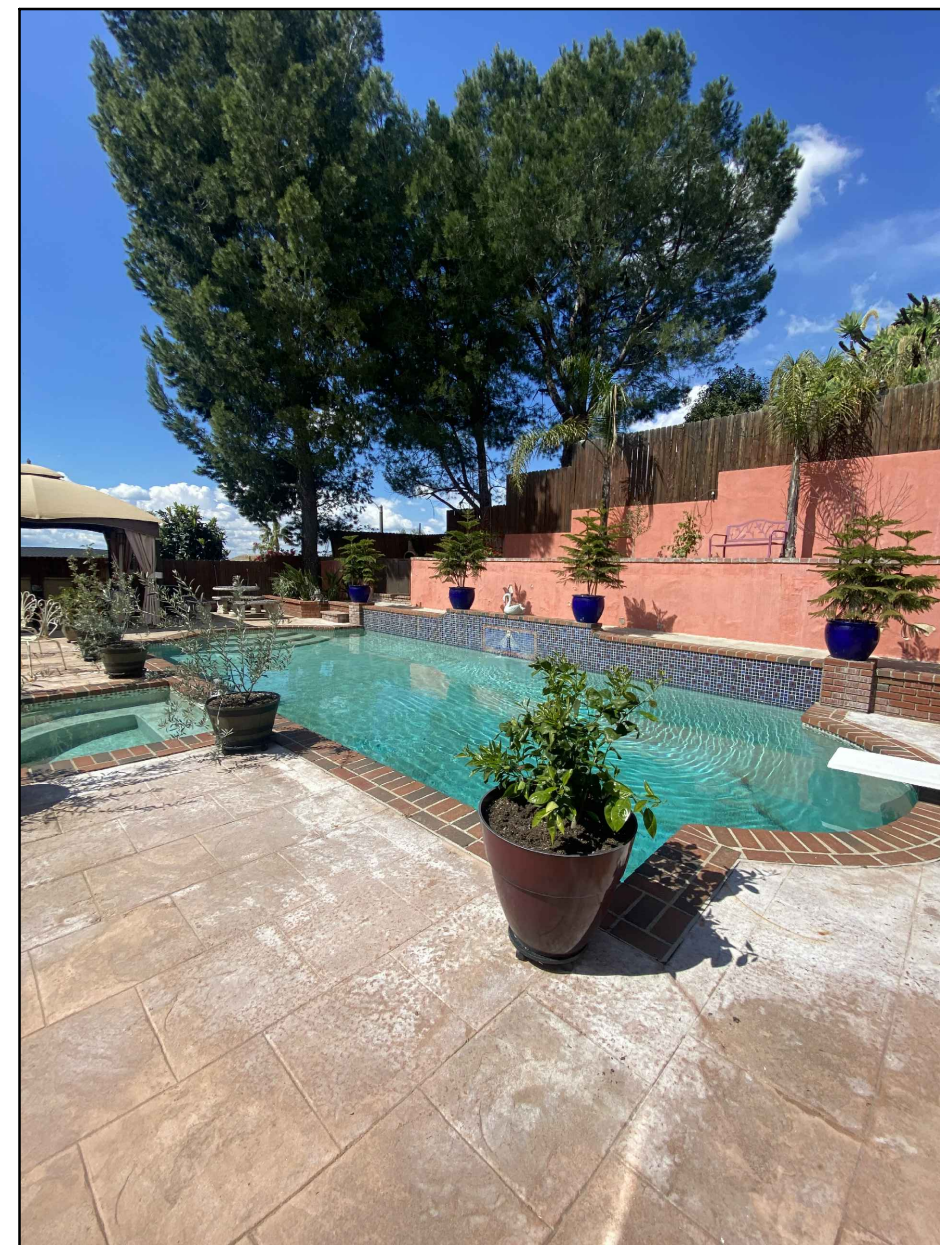
VIEW 5



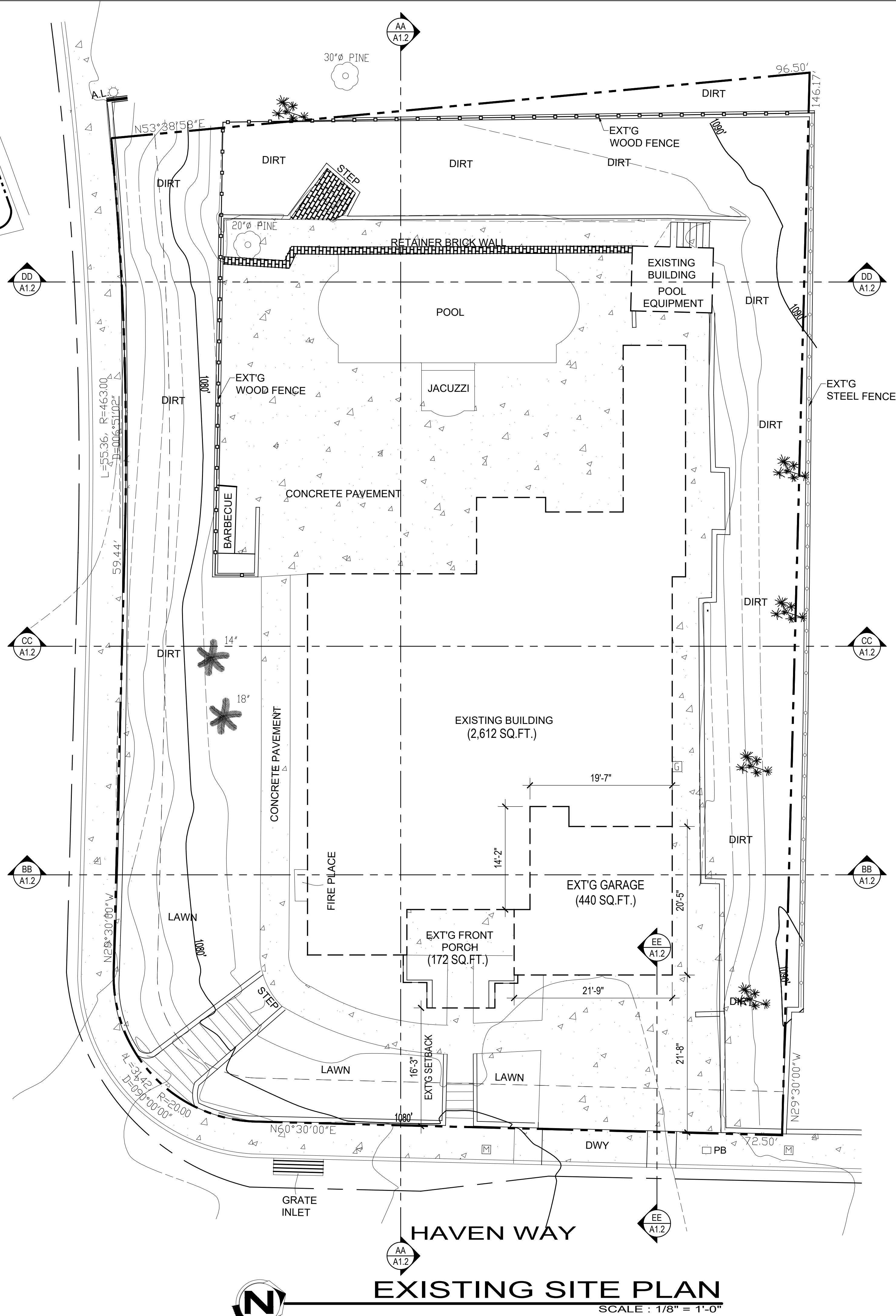
VIEW 6



VIEW 7



VIEW 8



EXISTING SITE PLAN

SCALE : 1/8" = 1'-0"

REVISIONS:

1	
2	
3	

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EXISTING SITE PLAN

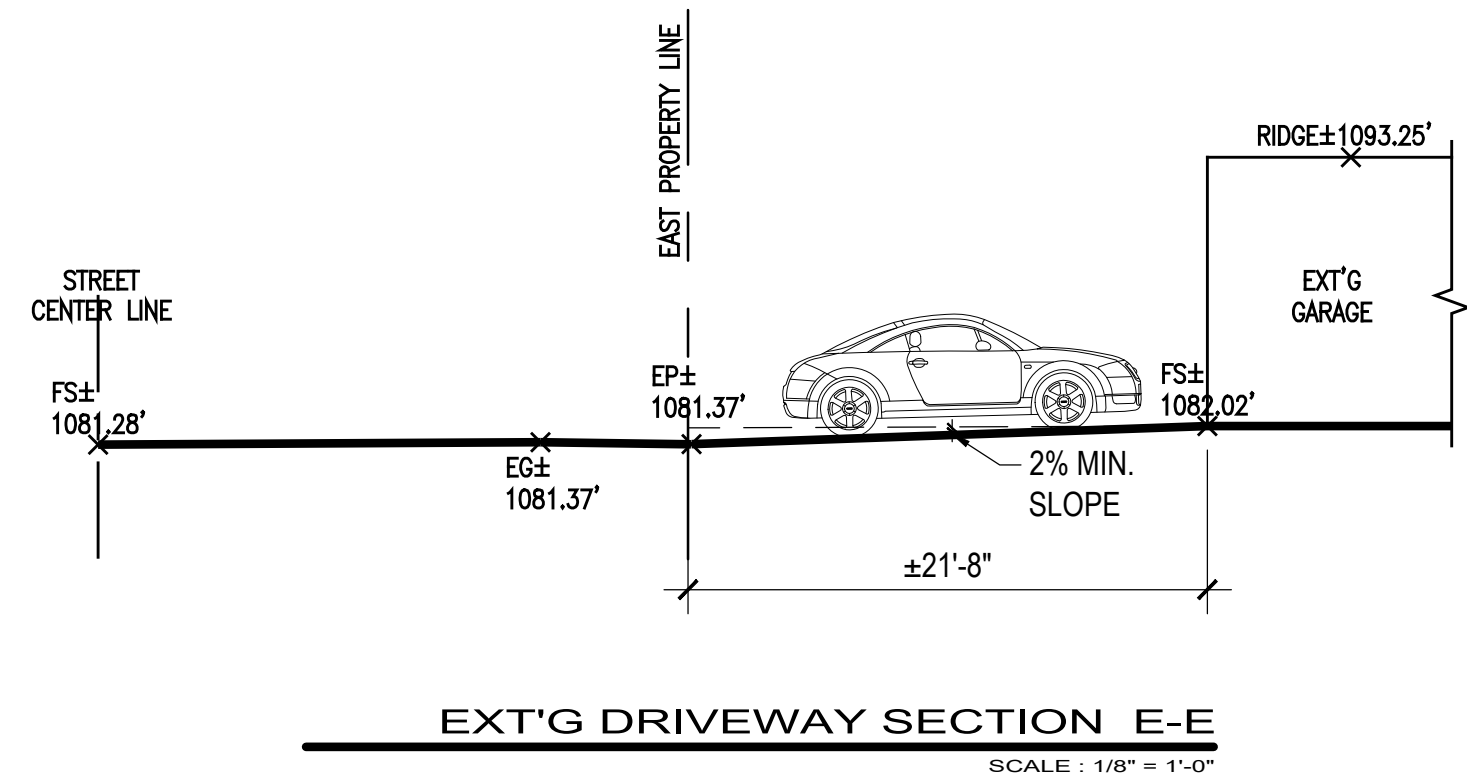
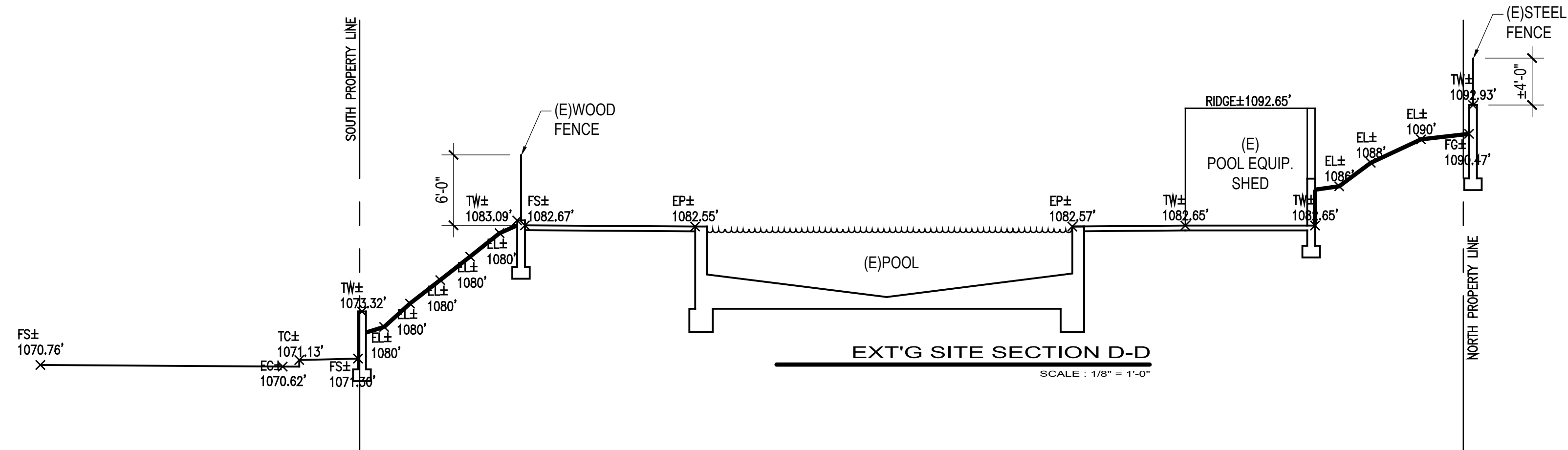
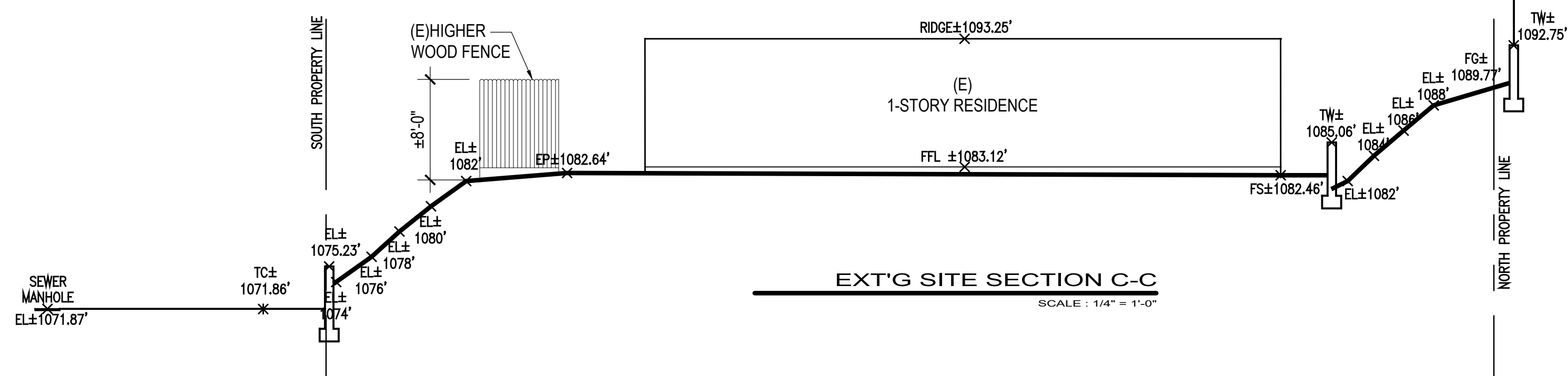
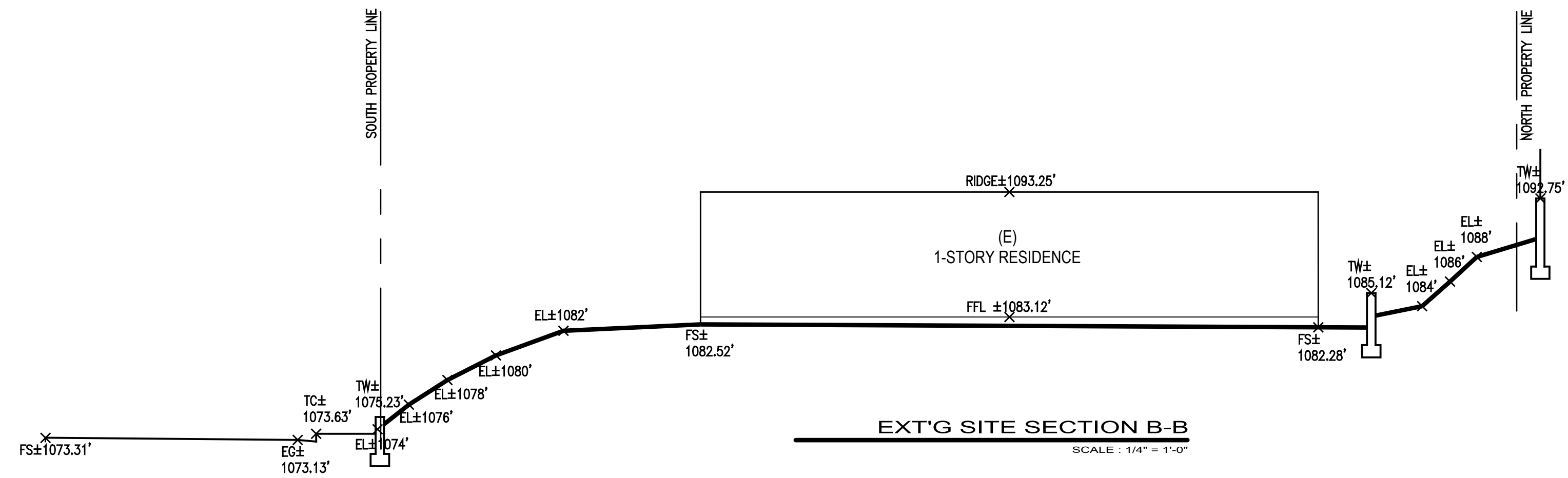
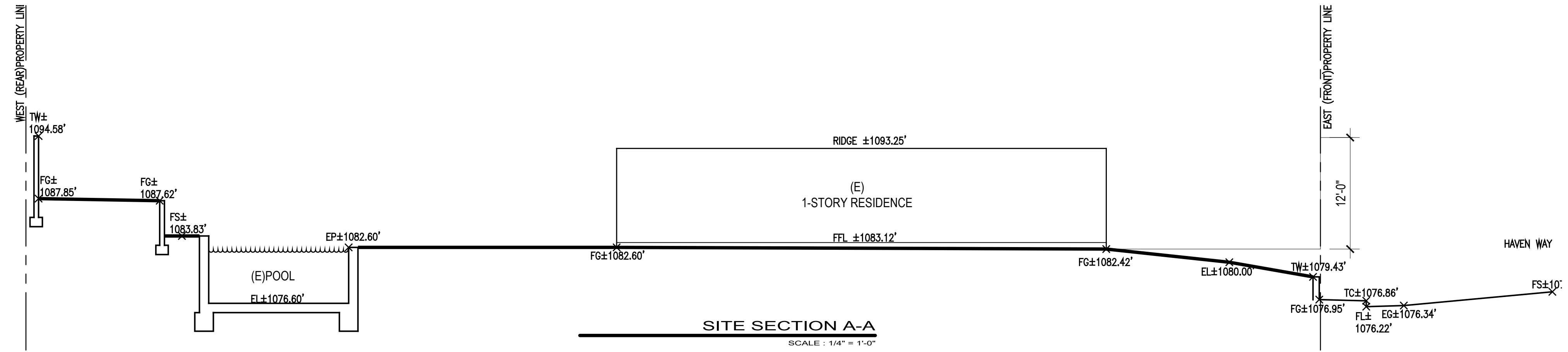
KVRyan RESIDENCE

3301 HAVEN WAY, BURBANK, CA 91504

DATE: 08/2022
DRAWN BY: NRK
JOB NO. 21029

SHEET NO.
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EXT'G SITE ELEVATIONS
KVRYAN RESIDENCE
3301 HAVEN WAY, BURBANK, CA 91504

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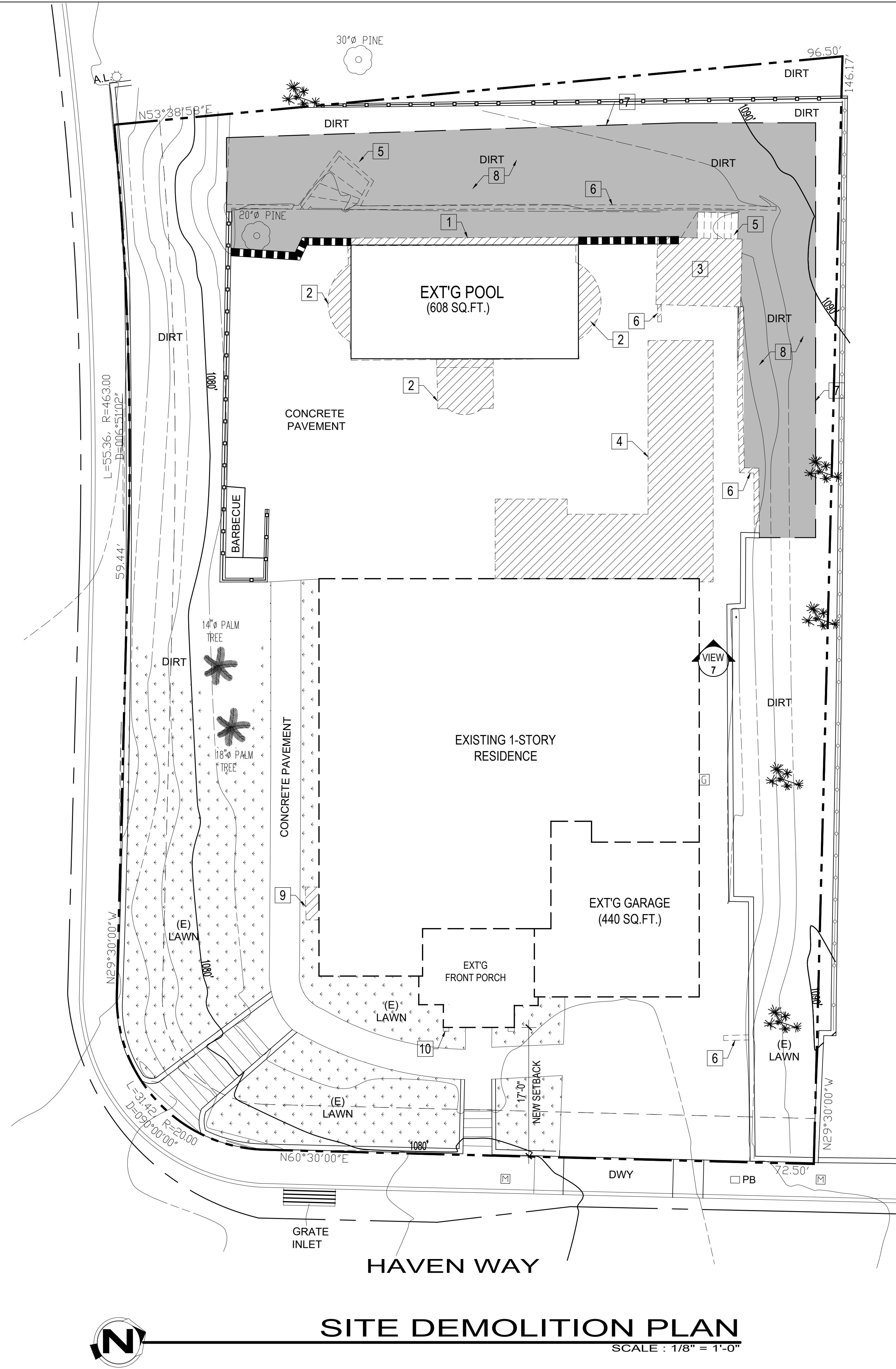
SITE DEMOLITION PLAN KEYED NOTES

1. DEMOLISH PARTIAL RETAINER BRICKWALL TO ACCOMMODATE NEW SPA
2. REMOVE EXT'G JACUZZI & PART OF POOL FOR RESHAPING & NEW SPA
3. DEMO EXT'G POOL EQUIPMENT SHED
4. END PART OF EXT'G MAIN RESIDENCE TO BE DEMOLISHED
5. REMOVE EXT'G CONCRETE STAIRS
6. EXT'G RETAINING WALLS TO BE REMOVED
7. OUTLINE OF PROPOSED RETAINING WALLS
8. POSSIBLE AREA FOR CUT & FILL (SITE GRADING WORKS)
9. REMOVE EXT'G FIREPLACE/CHIMNEY
10. DEMO PARTIAL FRONT PORCH TO COMPLY WITH AVERAGE SETBACK.

SITE DEMOLITION CALCULATIONS:

AREA	SQUARE FOOTAGE BREAKDOWN	PERCENT	DEMO WORKS
EXT'G STRUCTURE	3,224 S.F.	24%	561 S.F.
EXT'G HARDSCAPE	3,032 S.F.	23%	341 S.F.
EXT'G LANDSCAPE	6,926 S.F.	53%	1,566 S.F.
	13,068 S.F.	100%	2,468 S.F.

PERCENT DEMO $\frac{2,468 \text{ S.F.}}{13,068 \text{ S.F.}} = 18.88\% \text{ OR } 19\%$



SITE DEMOLITION PLAN
SCALE : 1/8" = 1'-0"

REVISIONS:

1	-
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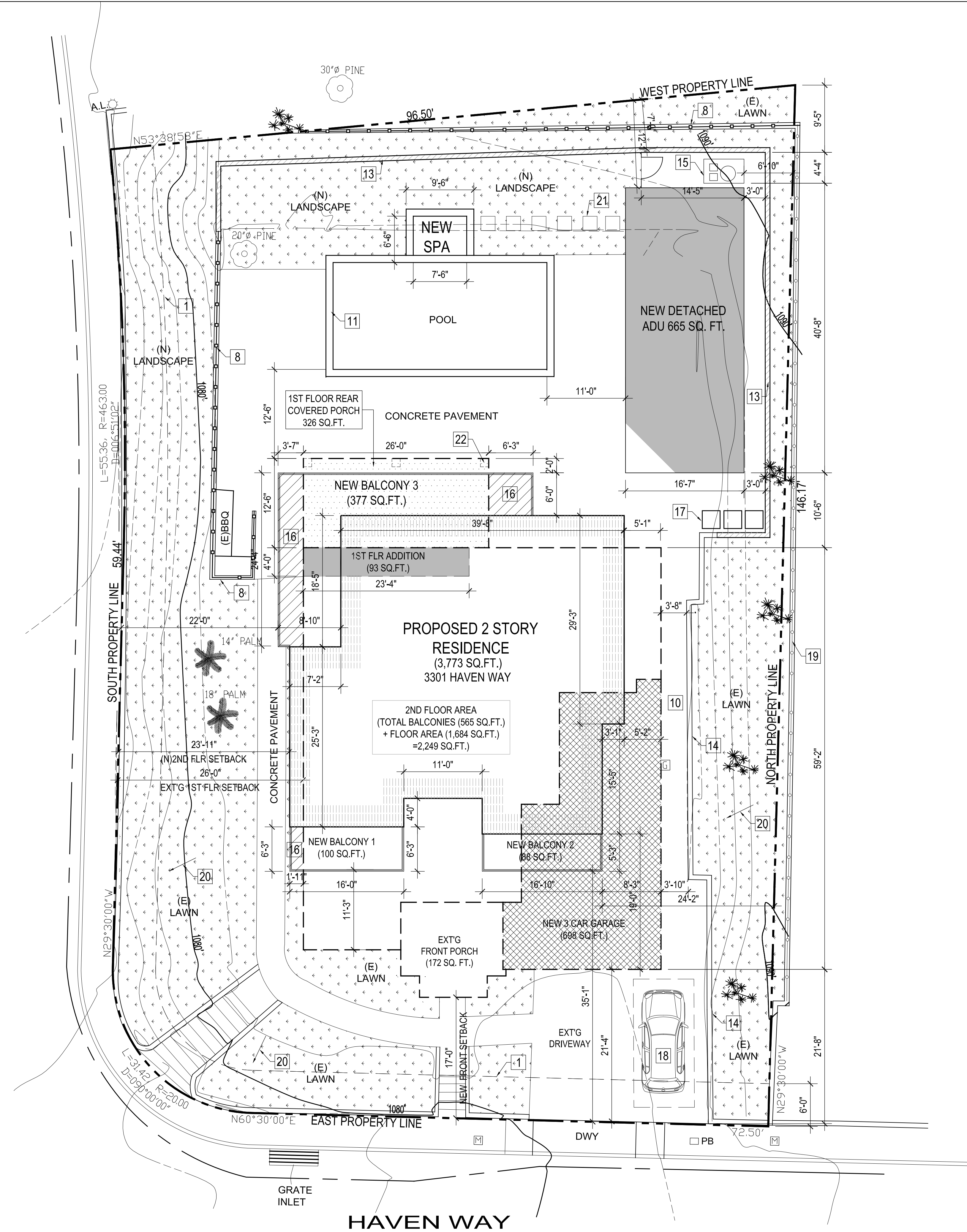
DEMOLITION SITE PLAN

KVRYAN RESIDENCE
3301 HAVEN WAY, BURBANK, CA 91504

DATE: 08/2022
DRAWN BY: NRK
JOB NO. 21029

SHEET NO.
A1.3

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SITE PLAN KEYED NOTES

1. EXT'G 6'-0" PUBLIC UTILITY EASEMENT
2. OUTLINE OF EXT'G 1ST FLOOR
3. EXT'G CONCRETE DRIVEWAY TO REMAIN
4. EXT'G LANDSCAPING TO REMAIN
5. NEW GARAGE WALL LINE
6. NEW SECOND FLOOR WALL LINE
7. NEW BALCONY LINE
8. EXT'G WOOD FENCE TO REMAIN
9. DIRECTION OF SHEET FLOW MIN 2%
10. EXT'G CONCRETE WALK
11. EXT'G POOL TO BE REDUCED & RE-SHAPED
12. EXT'G STEPS
13. NEW 42" HIGH RETAINING WALL
14. EXT'G BLOCK WALL TO REMAIN
15. NEW POOL EQUIPT AREA
16. UNDER THE BALCONY AREA
17. NEW TRASH AREA
18. 4TH CAR OFF-STREET PARKING SLOT LOCATION
19. EXT'G BLOCK WALL WITH STEEL FENCE TO REMAIN
20. EXT'G 2% MIN. SLOPE
21. STEP STONES
22. STUCCO WRAPPED COLUMNS, TYP. OF 3

SITE LEGEND:

- NEW DETACHED ADU
- 6'-0" PUBLIC EASEMENT
- UNDER THE BALCONY AREA
- EXT'G GAS METER LOCATION
- NEW 3 CAR GARAGE
- EXT'G WATER METER
- NEW 1ST FLOOR ADDITION
- PULL BOX
- NEW SECOND FLOOR
- MULTI-TRUNK (NOT OAK)
- NEW COVERED REAR PORCH
- EXT'G PALM TREE
- EXT'G/NEW LANDSCAPING
- EXT'G TREE TO REMAIN
- AREA LIGHT

ELEVATION LEVELS	LENGTH
ELEVATION 1090'	57.00'
ELEVATION 1088'	180.75'
ELEVATION 1086'	219.41'
ELEVATION 1084'	197.16'
ELEVATION 1082'	295.58'
ELEVATION 1080'	180.83'
ELEVATION 1078'	153.33'
ELEVATION 1076'	131.25'
ELEVATION 1074'	147.83'
TOTAL LENGTH	1,563.14'

CONTOUR INTERVALS = 2 FEET
GROSS AREA OF LOT = 13,068 SQ.FT.
 USING FORMULA: $S = (I \times L \times 100) / A$
 $S = (2 \times 1,563.14' / 100) = 13,068 \text{ SQ.FT.}$
 $S = 23.92\% \text{ OR } 24\%$

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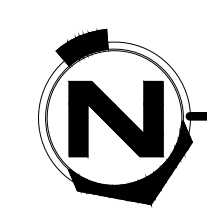
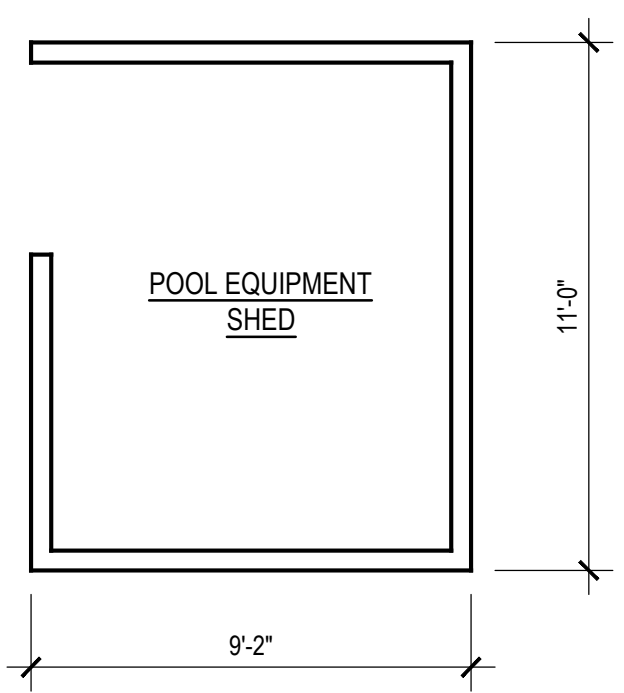
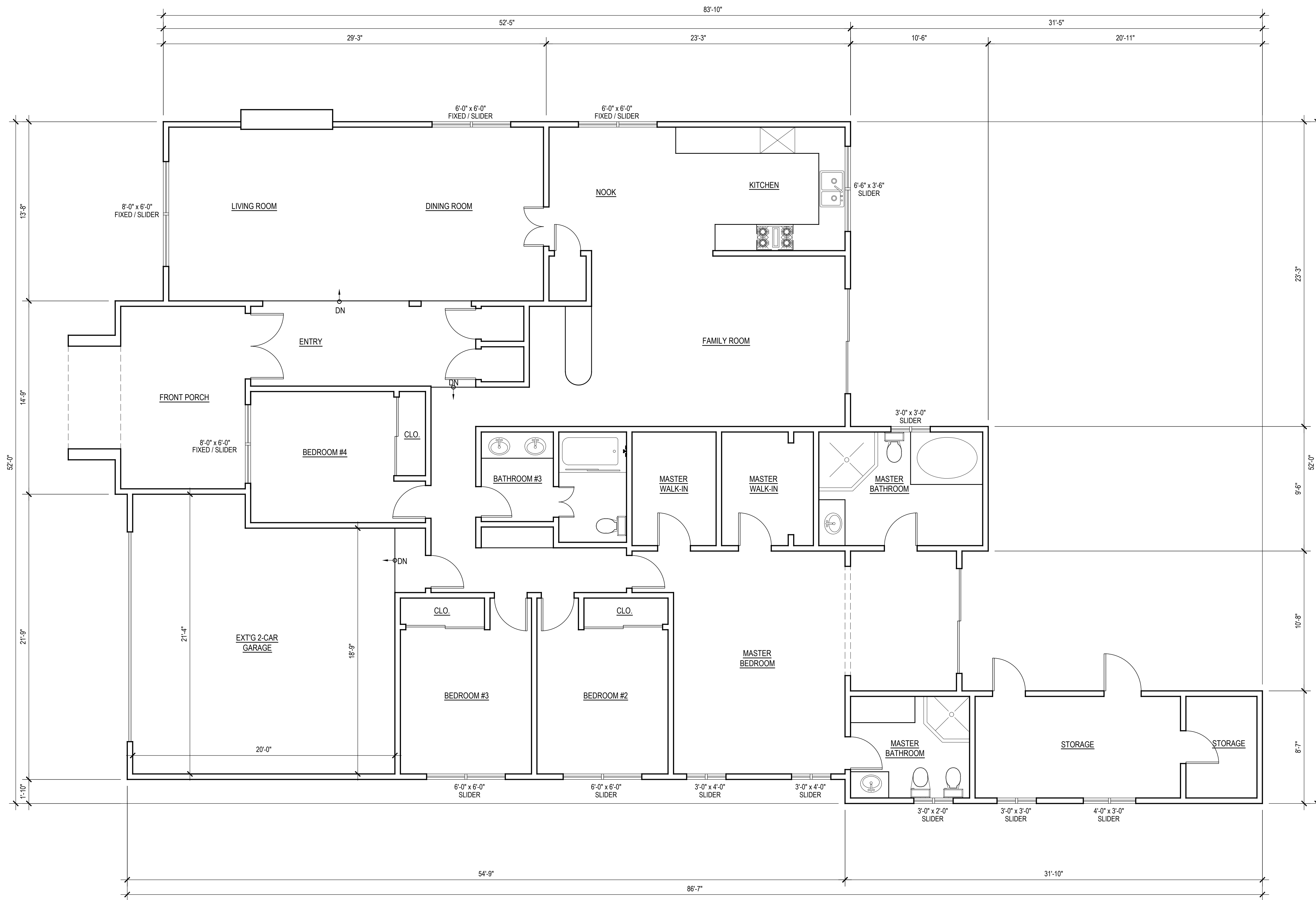
PROPOSED SITE PLAN

KVRyan RESIDENCE
 3301 HAVEN WAY, BURBANK, CA 91504

DATE:	01/2023
DRAWN BY:	NRK
JOB NO.	21029

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EXISTING FLOOR PLAN

SCALE : 1/4" = 1'-0"

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EXISTING FLOOR PLAN

KVRYAN RESIDENCE

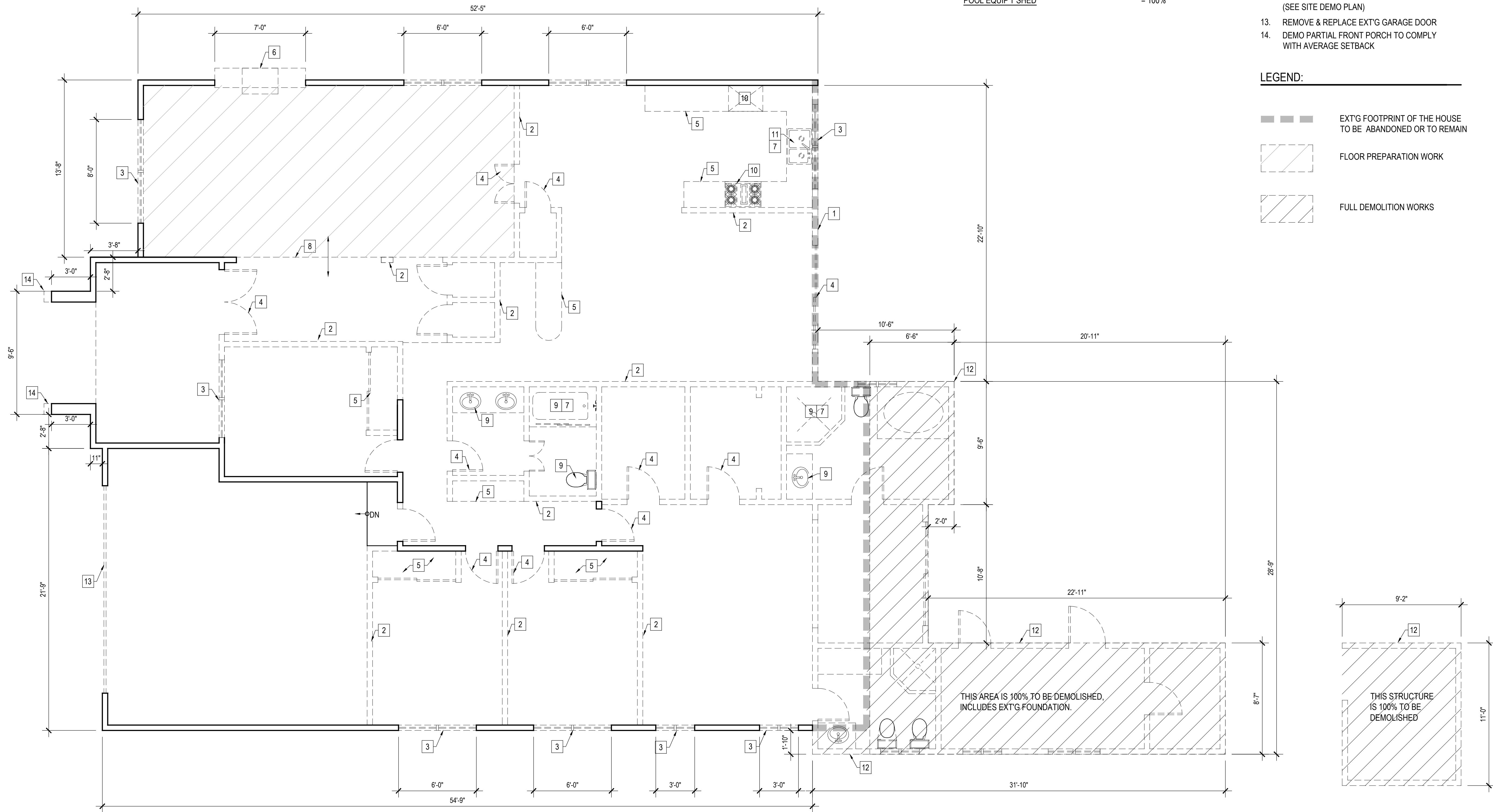
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SHEET NO.

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DEMOLITION CALCULATIONS:

MAIN HOUSE		
TOTAL LENGTH OF WALL	= 289 LFT (10'-0")	= 2,890 SF
TO DEMOLISH		
TOTAL LENGTH OF WALL	= 121 LFT (10'-0")	= 1,210 SF
TOTAL LENGTH DOOR & WINDOW	= 38 LFT (4'-0")	= 152 SF
FIREPLACE WALL	= 7 LFT (10'-0")	= 70 SF
		<u>1,432 SF</u>
MAIN HOUSE PERCENT DEMO	1,432 / 2,890	= 49%
MAIN HOUSE ROOF		
		= 100%
POOL EQUIPT SHED		
		= 100%

- DEMOLITION PLAN KEYED NOTES :**
1. DEMOLISH EXT'G EXTERIOR WALL
 2. DEMOLISH EXT'G INTERIOR WALL
 3. REMOVE EXT'G WINDOWS
 4. REMOVE EXT'G DOORS
 5. REMOVE EXT'G CABINETRY
 6. DEMOLISH EXT'G FIRE PLACE & CHIMNEY
 7. REMOVE/CLEAR UP EXT'G PLUMBING LINE
 8. LEVEL OUT EXT'G FLOOR LEVEL (REMOVE STEP)
 9. REMOVE EXT'G BATHROOM FIXTURE
 10. REMOVE EXT'G APPLIANCES
 11. REMOVE EXT'G KITCHEN SINK
 12. DEMO ENTIRE STRUCTURE (SEE SITE DEMO PLAN)
 13. REMOVE & REPLACE EXT'G GARAGE DOOR
 14. DEMO PARTIAL FRONT PORCH TO COMPLY WITH AVERAGE SETBACK

- LEGEND:**
- EXT'G FOOTPRINT OF THE HOUSE TO BE ABANDONED OR TO REMAIN
 - - - FLOOR PREPARATION WORK
 - /// FULL DEMOLITION WORKS

REVISIONS:

1	-

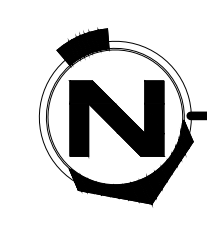
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DEMOLITION FLOOR PLAN
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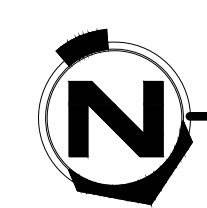
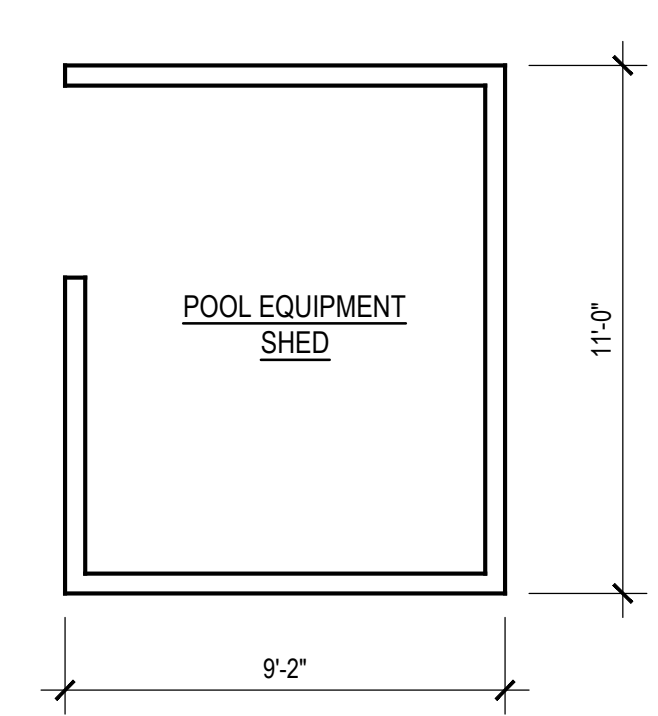
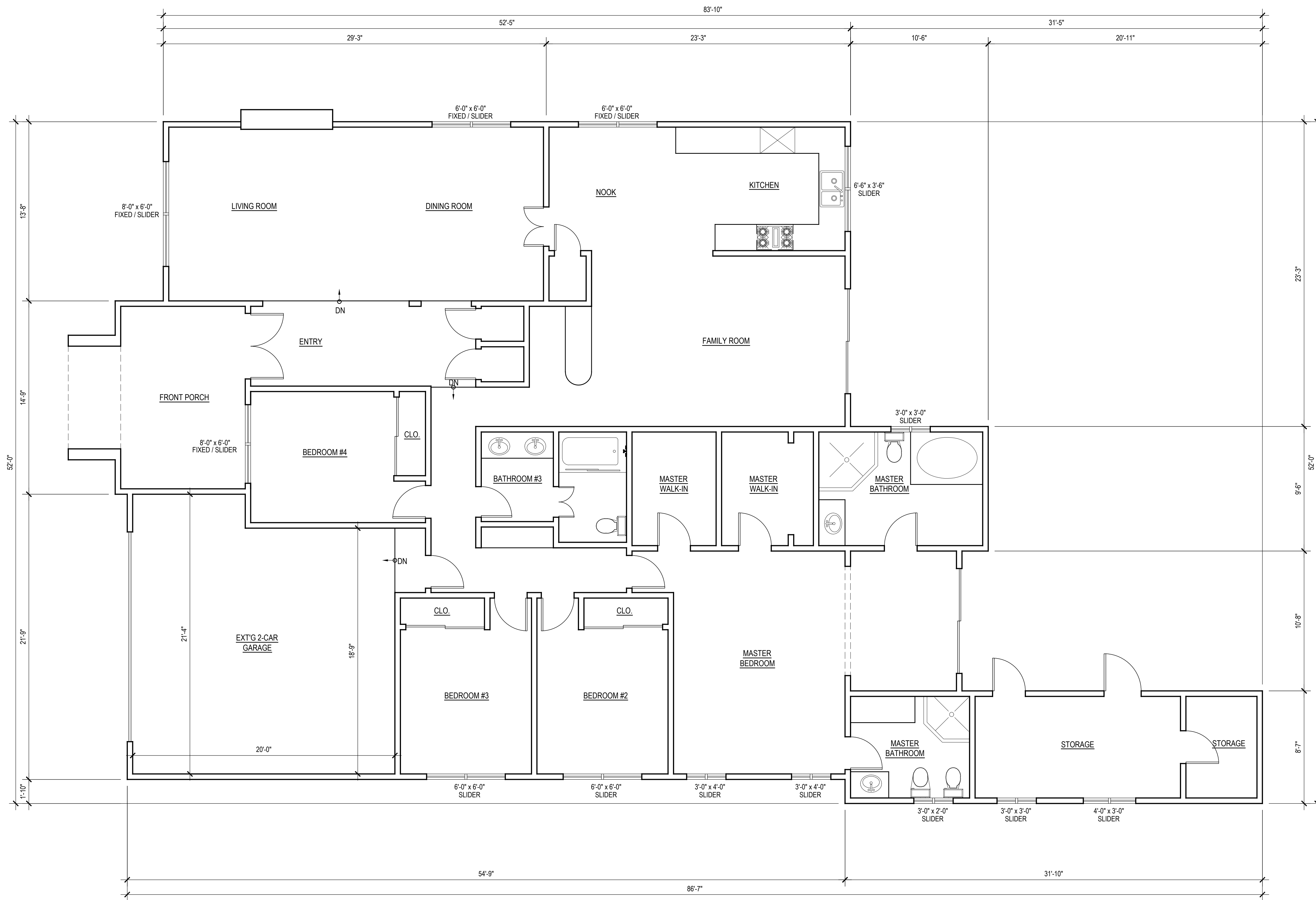
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DEMO FLOOR PLAN
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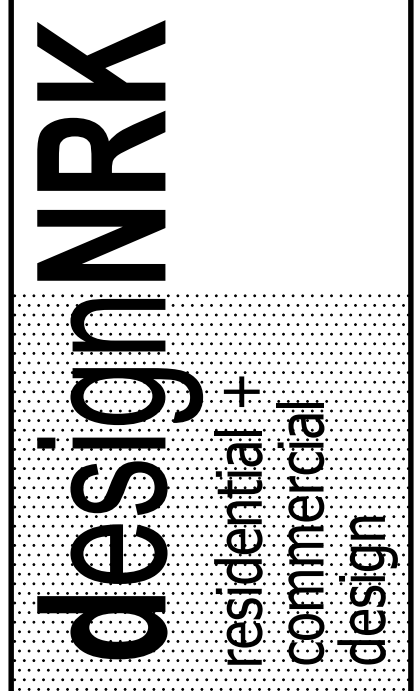


EXISTING FLOOR PLAN
SCALE : 1/4" = 1'-0"

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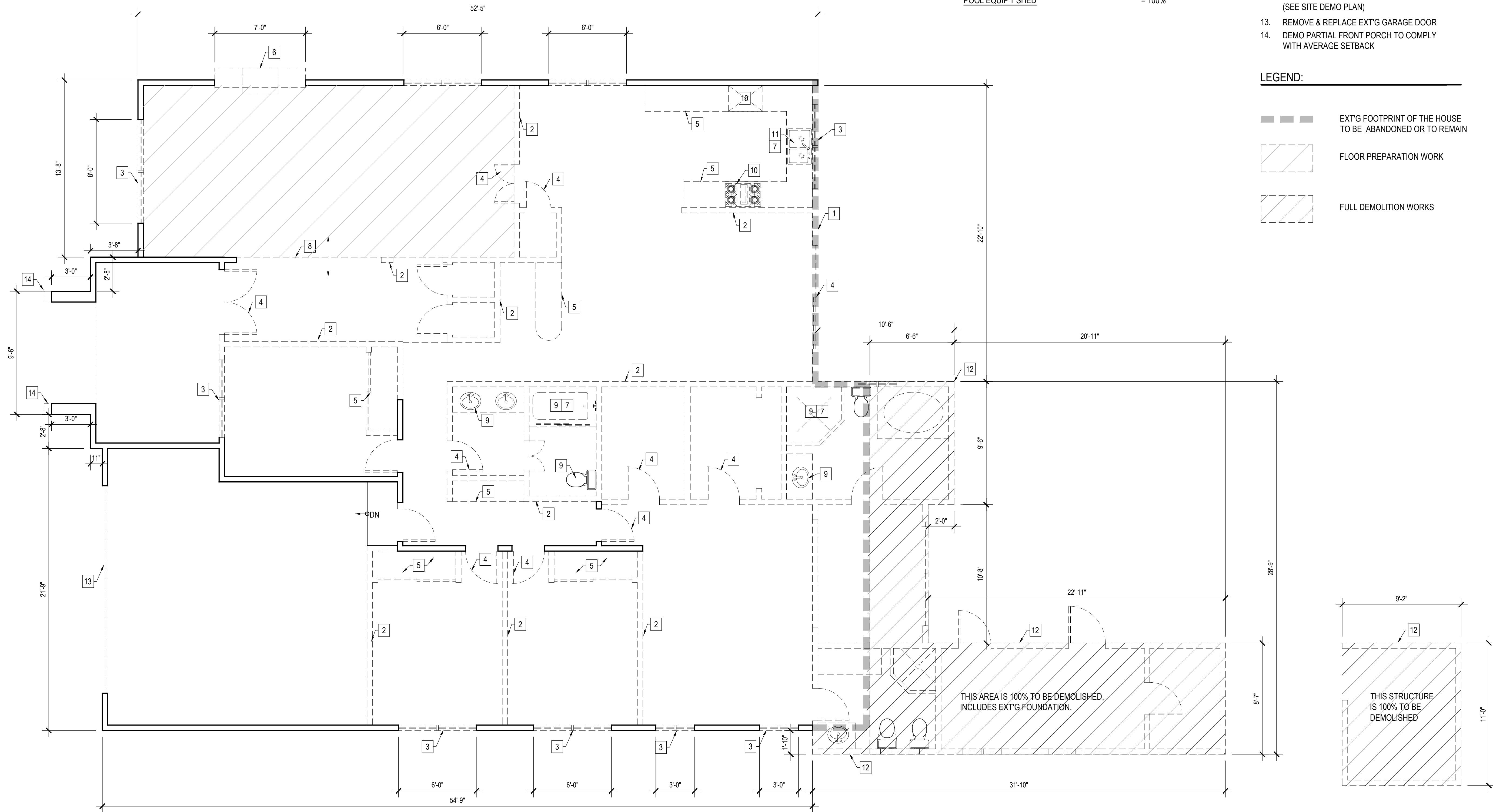
EXISTING FLOOR PLAN

KVRYAN RESIDENCE
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		= 100%

- DEMOLITION PLAN KEYED NOTES :**
1. DEMOLISH EXT'G EXTERIOR WALL
 2. DEMOLISH EXT'G INTERIOR WALL
 3. REMOVE EXT'G WINDOWS
 4. REMOVE EXT'G DOORS
 5. REMOVE EXT'G CABINETRY
 6. DEMOLISH EXT'G FIRE PLACE & CHIMNEY
 7. REMOVE/CLEAR UP EXT'G PLUMBING LINE
 8. LEVEL OUT EXT'G FLOOR LEVEL (REMOVE STEP)
 9. REMOVE EXT'G BATHROOM FIXTURE
 10. REMOVE EXT'G APPLIANCES
 11. REMOVE EXT'G KITCHEN SINK
 12. DEMO ENTIRE STRUCTURE (SEE SITE DEMO PLAN)
 13. REMOVE & REPLACE EXT'G GARAGE DOOR
 14. DEMO PARTIAL FRONT PORCH TO COMPLY WITH AVERAGE SETBACK

- LEGEND:**
- EXT'G FOOTPRINT OF THE HOUSE TO BE ABANDONED OR TO REMAIN
 - - - FLOOR PREPARATION WORK
 - /// FULL DEMOLITION WORKS

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DEMOLITION FLOOR PLAN
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DEMO FLOOR PLAN
SCALE : 1/4" = 1'-0"

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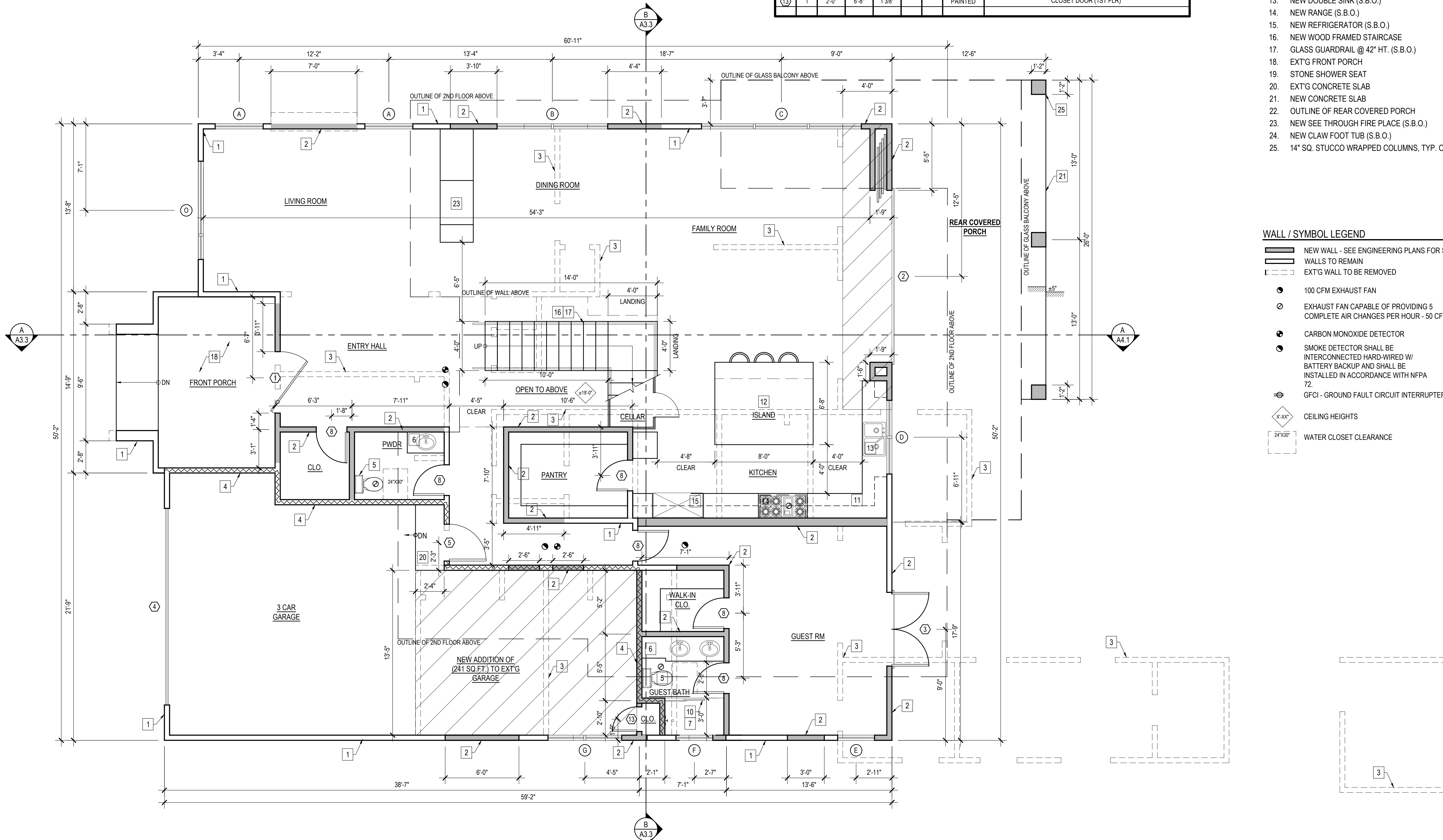
MARK	NO. OF UNIT	DOOR				FINISH	NOTES
		SIZE			GLAZE		
		WD	HGT	THK			
(1)	1	5'-0"	8'-0"	1 3/4"	• •	PAINTED	PIVOT TYPE ENTRY DOOR
(2)	1	14'-0"	8'-0"	1 3/4"	• •	PAINTED	EXTERIOR BI-PASS DOORS
(3)	1	6'-0"	8'-0"	1 3/4"	• •	PAINTED	SWING TYPE (PAIR) EXTERIOR DOOR
(4)	1	16'-0"	7'-0"	1 3/4"	• •	PAINTED	NEW SECTIONAL GARAGE DOOR (REPLACEMENT DOOR)
(5)	1	3'-0"	6'-8"	1 3/4"	• •	PAINTED	1 HR. FIRE RATED DOOR, SELF CLOSING & SELF LATCHING
(6)	2	2'-8"	6'-8"	1 3/4"	• •	PAINTED	SWING TYPE EXTERIOR DOOR
(7)	1	6'-0"	6'-8"	1 3/4"	• •	PAINTED	SWING TYPE (PAIR) EXTERIOR DOOR
(8)	8	2'-6"	6'-8"	1 3/8"	• •	PAINTED	INTERIOR PASSAGE DOOR
(9)	9	2'-8"	6'-8"	1 3/8"	• •	PAINTED	INTERIOR PASSAGE DOOR
(10)	1	5'-4"	6'-8"	1 3/8"	• •	PAINTED	SWING TYPE (PAIR) INTERIOR DOOR
(11)	1	4'-0"	6'-8"	1 3/8"	• •	PAINTED	SWING TYPE (PAIR) CLOSET DOOR
(12)	3	2'-8"	6'-8"	1 3/8"	• •	PAINTED	INTERIOR POCKET SLIDER
(13)	1	2'-0"	6'-8"	1 3/8"	• •	PAINTED	CLOSET DOOR (1ST FLR)

FLOOR PLAN KEYED NOTES :
(S.B.O.) SELECTED BY OWNER OR CONTRACTOR

- EXT'G WALLS TO REMAIN
- ALL NEW WALLS / PATCH UP OPENING
- EXT'G WALL TO BE DEMOLISHED (SEE DEMO PLAN)
- NEW 1-HOUR FIRE RATED SEPARATION WALL
- NEW TOILET (S.B.O.)
- NEW SINK (S.B.O.)
- NEW SHOWER (TILE TO CEILING)
- NEW WASHER
- NEW DRYER
- CATEGORY II (TEMPERED GLASS) SHOWER DOOR & ENCL FRAMELESS & SLIDER
- NEW BASE AND UPPER CABINETS
- NEW ISLAND-STONE TILE COUNTERTOP (S.B.O.)
- NEW DOUBLE SINK (S.B.O.)
- NEW RANGE (S.B.O.)
- NEW REFRIGERATOR (S.B.O.)
- NEW WOOD FRAMED STAIRCASE
- GLASS GUARDRAIL @ 42" HT. (S.B.O.)
- EXT'G FRONT PORCH
- STONE SHOWER SEAT
- EXT'G CONCRETE SLAB
- NEW CONCRETE SLAB
- OUTLINE OF REAR COVERED PORCH
- NEW SEE THROUGH FIRE PLACE (S.B.O.)
- NEW CLAW FOOT TUB (S.B.O.)
- 14" SQ. STUCCO WRAPPED COLUMNS, TYP. OF 3

WALL / SYMBOL LEGEND

- NEW WALL - SEE ENGINEERING PLANS FOR SIZES
- WALLS TO REMAIN
- EXT'G WALL TO BE REMOVED
- 100 CFM EXHAUST FAN
- EXHAUST FAN CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR - 50 CFM
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR SHALL BE INTERCONNECTED HARD-WIRED W/ BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- GFCI - GROUND FAULT CIRCUIT INTERRUPTER
- CEILING HEIGHTS
- WATER CLOSET CLEARANCE



PROPOSED FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

NO.	REVISIONS:
1	-

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PROPOSED FIRST FLOOR PLAN

KVRYAN RESIDENCE

3301 HAVEN WAY, BURBANK, CA 91504

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DRAWN BY: NRK
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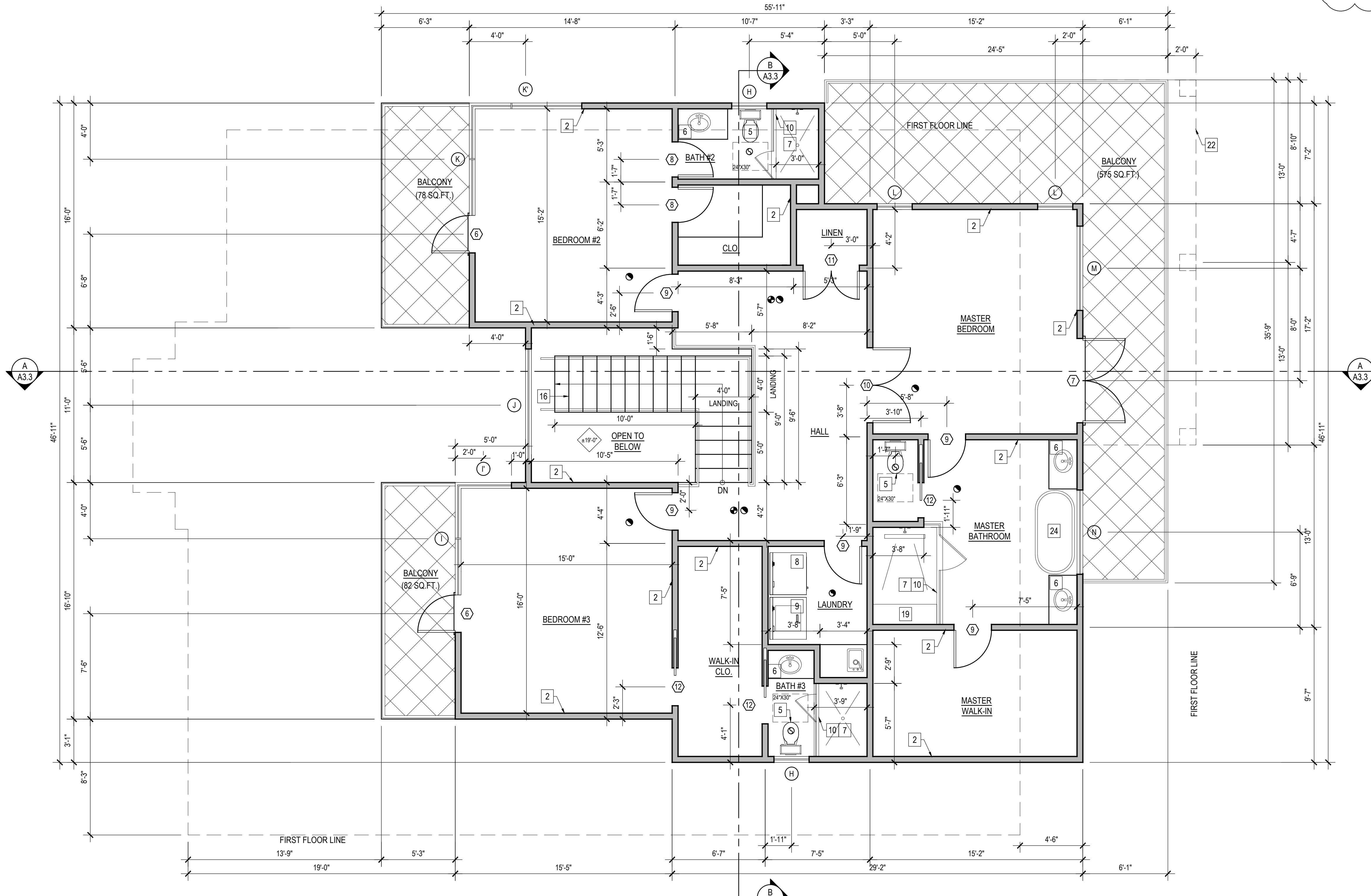
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WINDOW SCHEDULE

MARK	NO. OF UNIT	EXT'G SIZE		PROPOSED SIZE		EXT'G MATERIAL	NEW MATERIAL	EXT'G OPERATION	NEW OPERATION	NEW FRAME TYPE	GLAZE		BEDROOM Y/N	COLOR	VISIBLE FROM THE STREET Y/N	EXTERNAL GRID (SDL) Y/N	KEEP EXISTING SILL & FRAME Y/N	BUILD NEW SILL & FRAME Y/N	EXT'G EDGE DETAIL Y/N	NEW EDGE DETAIL	FIRE HAZARD ZONE Y/N	WINDOW WIN 18" OF FLOOR OR 40" OF DOOR Y/N	U-FACTOR	SHGC FACTOR	NOTE
		WIDTH	HEIGHT	WIDTH	HEIGHT						DUAL	TEMP													
A	2	—	—	4'-0"	6'-0"	—	FIBERGLASS	—	FIXED/AWNING	NAIL ON	•	•	NO	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOWS
B	1	—	—	9'-0"	6'-0"	—	FIBERGLASS	—	FIXED	NAIL ON	•	•	NO	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
C	1	—	—	13'-0"	6'-0"	—	FIBERGLASS	—	FIXED	NAIL ON	•	•	NO	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
D	1	—	—	6'-0"	4'-4"	—	FIBERGLASS	—	SLIDER	NAIL ON	•	•	NO	BLACK	NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
E	1	—	—	3'-0"	6'-0"	—	FIBERGLASS	—	SGL CASEMENT	NAIL ON	•	•	YES	BLACK	NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
F	1	—	—	3'-0"	2'-6"	—	FIBERGLASS	—	AWNING	NAIL ON	•	•	NO	BLACK	NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
G	1	—	—	6'-0"	6'-0"	—	FIBERGLASS	—	SLIDER	NAIL ON	•	•	NO	BLACK	NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
H	2	—	—	2'-6"	3'-6"	—	FIBERGLASS	—	SGL CASEMENT	NAIL ON	•	•	NO	BLACK	YES/NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOWS
I	1	—	—	8'-0"	6'-8"	—	FIBERGLASS	—	FIXED CORNER	NAIL ON	•	•	YES	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
J	1	—	—	4'-0"	6'-8"	—	FIBERGLASS	—	FIXED CORNER	NAIL ON	•	•	YES	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
K	1	—	—	8'-0"	6'-8"	—	FIBERGLASS	—	FIXED	NAIL ON	•	•	NO	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
L	1	—	—	8'-0"	6'-8"	—	FIBERGLASS	—	FIXED	NAIL ON	•	•	NO	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
M	1	—	—	8'-0"	6'-8"	—	FIBERGLASS	—	FIXED	NAIL ON	•	•	NO	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
N	1	—	—	6'-0"	2'-0"	—	FIBERGLASS	—	AWNING	NAIL ON	•	•	NO	BLACK	NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
O	1	6'-0"	8'-0"	6'-0"	8'-0"	VINYL	FIBERGLASS	FIXED/SLIDER	FIXED/AWNING	NAIL ON	•	•	NO	BLACK	NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW REPLACEMENT



FLOOR PLAN KEYED NOTES :

(S.B.O.) SELECTED BY OWNER OR CONTRACTOR

- EXT'G WALLS TO REMAIN
- ALL NEW WALLS
- NEW 1-HOUR FIRE RATED SEPARATION WALL
- PATCH UP EXT'G WALL OPENING
- NEW TOILET (S.B.O.)
- NEW SINK (S.B.O.)
- NEW SHOWER (TILE TO CEILING)
- NEW WASHER
- NEW DRYER
- CATEGORY II (TEMPERED GLASS) SHOWER DOOR & ENCL. FRAMELESS & SLIDER
- NEW BASE AND UPPER CABINETS
- NEW ISLAND-STONE TILE COUNTERTOP (S.B.O.)
- NEW DOUBLE SINK
- NEW RANGE
- NEW REFRIGERATOR
- NEW WOOD FRAMED STAIRCASE
- INTERIOR GUARDRAIL @ 42" HT.
- EXT'G FRONT PORCH
- STONE SHOWER SEAT
- EXT'G CONCRETE SLAB
- NEW CONCRETE SLAB
- OUTLINE OF REAR COVERED PORCH
- NEW SEE THROUGH FIRE PLACE (S.B.O.)
- NEW CLAW FOOT TUB (S.B.O.)
- 14" SQ. STUCCO WRAPPED COLUMNS, TYP. OF 3

WALL / SYMBOL LEGEND

- NEW WALL - SEE ENGINEERING PLANS FOR SIZES
- WALLS TO REMAIN
- EXT'G WALL TO BE REMOVED
- 100 CFM EXHAUST FAN
- EXHAUST FAN CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR - 50 CFM
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR SHALL BE INTERCONNECTED HARD-WIRED W/ BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- GFCI - GROUND FAULT CIRCUIT INTERRUPTER
- CEILING HEIGHTS
- WATER CLOSET CLEARANCE

PROPOSED SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"

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PROPOSED SECOND FLOOR PLAN

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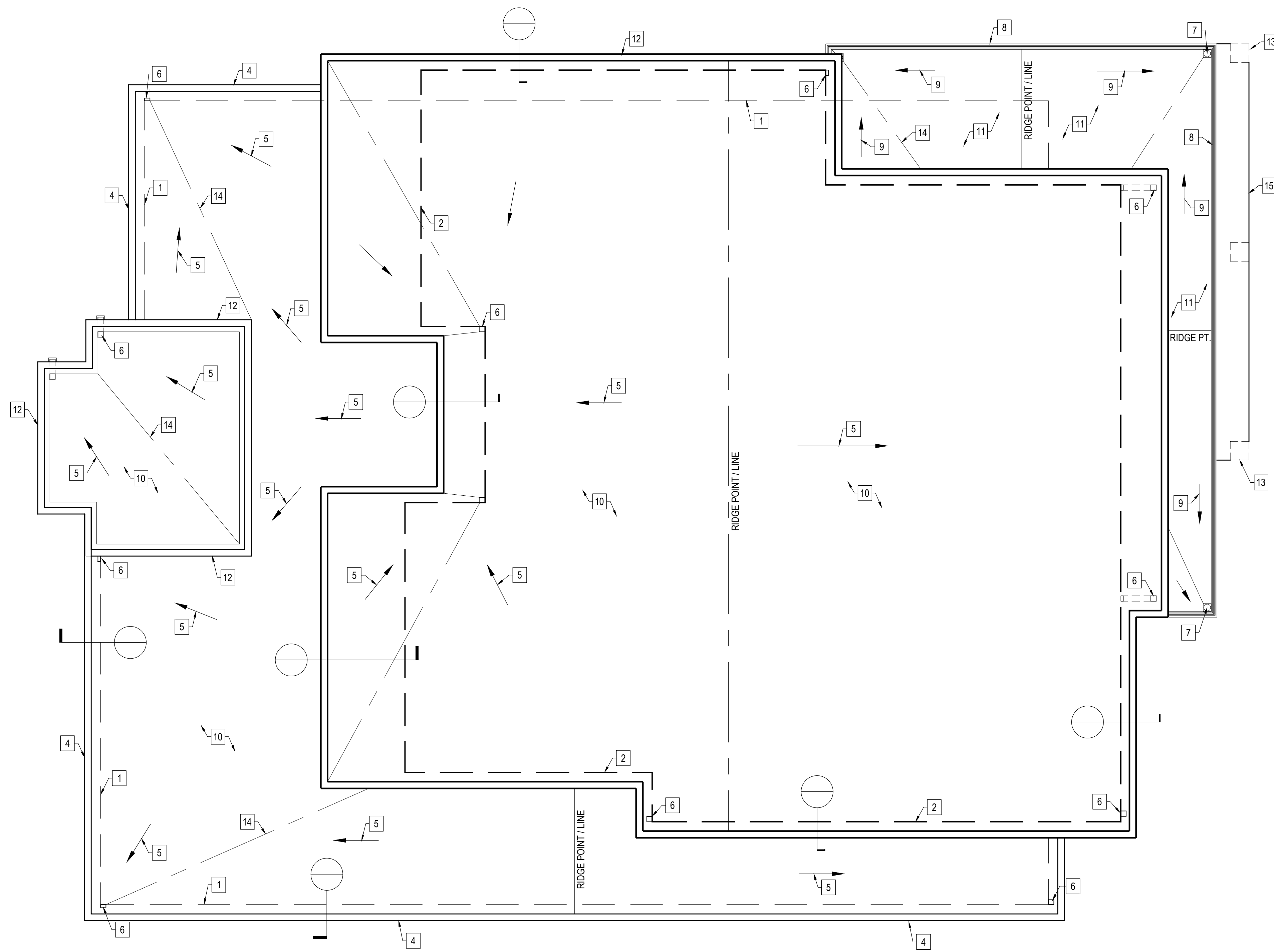
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ROOF PLAN KEYED NOTES :

1. OUTLINE OF FIRST FLOOR WALL BELOW
2. OUTLINE OF 2ND FLOOR WALL
3. LINE OF SECOND FLOOR PARAPET ROOF
4. LINE OF 1ST FLOOR PARAPET WALL (EAVES)
5. ROOF SLOPE DIRECTION (2% MIN. SLOPE)
6. DOWNSPOUT LOCATIONS
7. FLOOR DRAIN LOCATION
8. LINE OF OPEN BALCONY
9. DRAINAGE DIRECTION (2% MIN. SLOPE)
10. NEW BUILT-UP ROOF ASPHALT "HOT MOP" OR ROLLED ROOFING
11. DEX-O-TEX BALCONY FLOOR OR APPROVED EQUAL
12. NEW PARAPET WALL
13. OUTLINE OF POST BELOW, TYP. OF 3
14. SWALE LINE
15. LINE OF TRELLIS BELOW



ROOF PLAN

SCALE : 1/4" = 1'-0"

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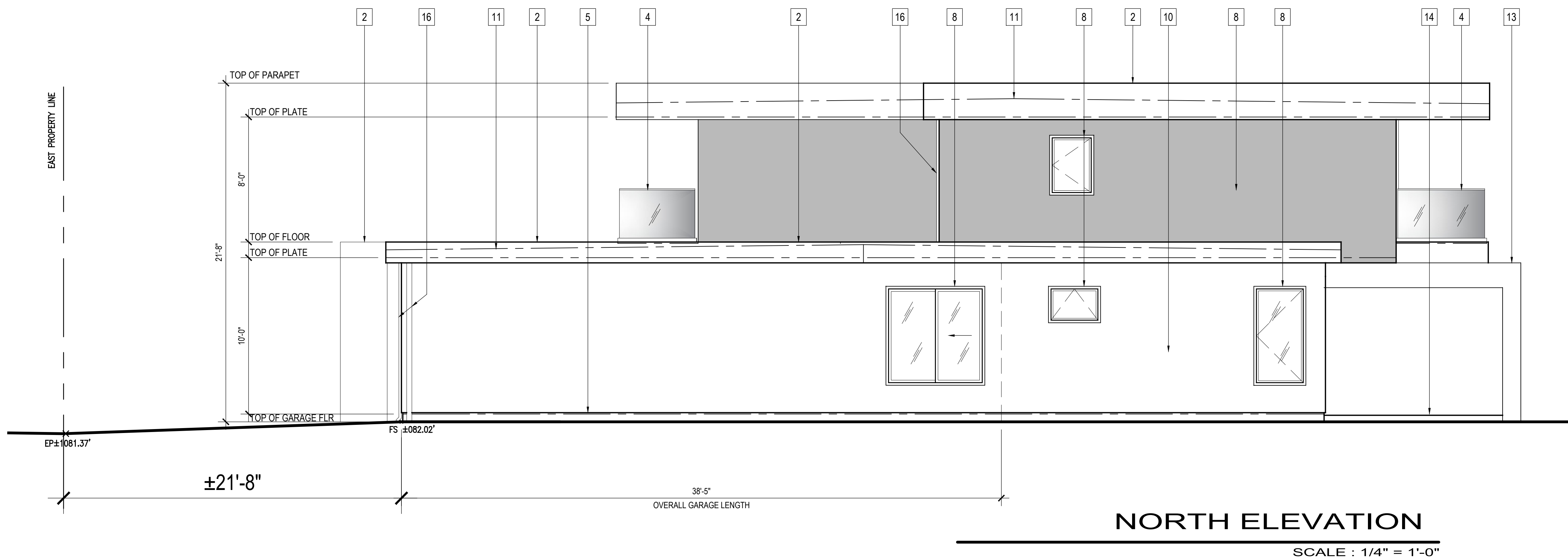
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ELEVATION KEYED NOTES

1. EXT'G GARAGE WALL TO REMAIN
2. NEW PARAPET WALL
3. NEW FRONT PORCH
4. NEW 42" FRAMELESS GLASS RAILING
5. NEW STUCCO WEEP SCREED
6. NEW CONCRETE STEPS/LANDING
7. NEW MAIN DOOR (PIVOT DOOR)
8. NEW 7/8" STUCCO FINISH
9. NEW GLASS WINDOW / PANELS (SEE DW SCHED)
10. RE-FURBISH EXT'G STUCCO WALL TO MATCH NEW
11. NEW BUILT-UP ROOF (2%MIN SLOPE) (SEE ROOF PLAN)
12. NEW GARAGE DOOR (REPLACEMENT)
13. NEW STUCCO WRAPPED REAR PORCH COVER
14. NFW STONE FINISH PAVEMENT



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PROPOSED EAST & NORTH ELEVATIONS
KVRYAN RESIDENCE
3301 HAVEN WAY, BURBANK, CA 91504

DATE: 01/2023
DRAWN BY: NRK
JOB NO. 21029

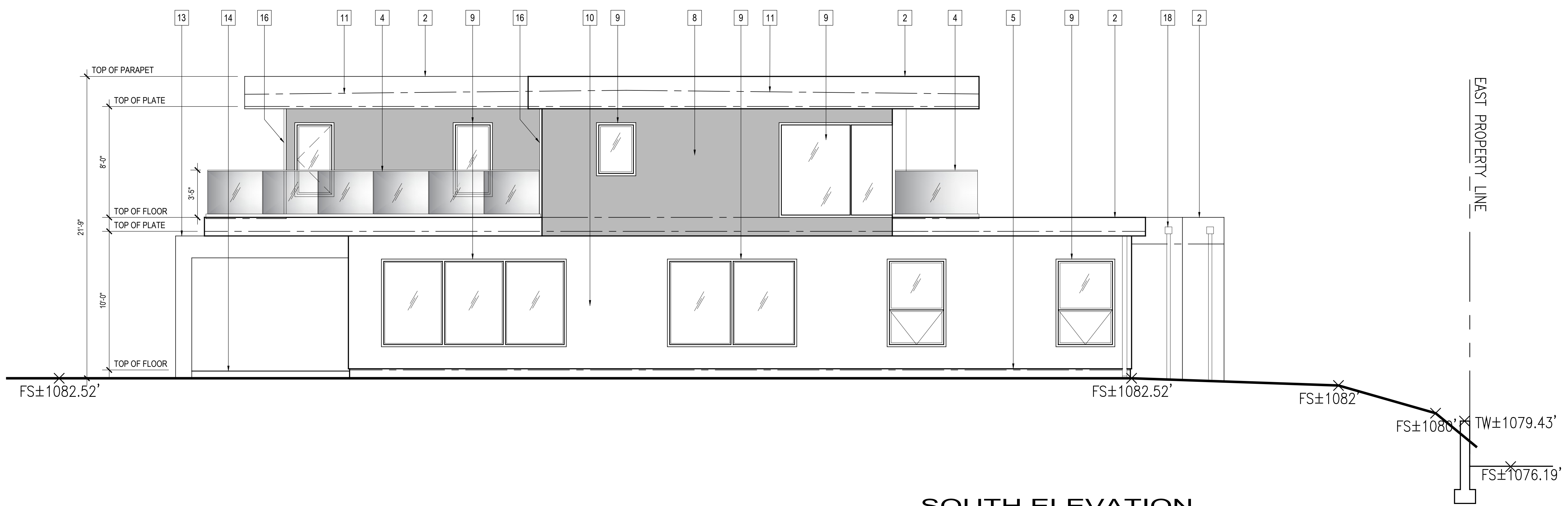
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WEST ELEVATION
SCALE : 1/4" = 1'-0"

- ELEVATION KEYED NOTES**
1. EXT'G GARAGE WALL TO REMAIN
 2. NEW PARAPET WALL
 3. NEW FRONT PORCH
 4. NEW 42" FRAMELESS GLASS RAILING
 5. NEW STUCCO WEEP SCREED
 6. NEW CONCRETE STEPS/LANDING
 7. NEW MAIN DOOR (PIVOT DOOR)
 8. NEW 7/8" STUCCO FINISH
 9. NEW GLASS WINDOW / PANELS (SEE DW SCHED)
 10. RE-FURBISH EXT'G STUCCO WALL TO MATCH NEW
 11. NEW BUILT-UP ROOF (2%MIN SLOPE) (SEE ROOF PLAN)
 12. NEW GARAGE DOOR (REPLACEMENT)
 13. NEW STUCCO WRAPPED REAR PORCH COVER
 14. NEW STONE FINISH PAVEMENT



SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

REVISIONS:

1	
2	
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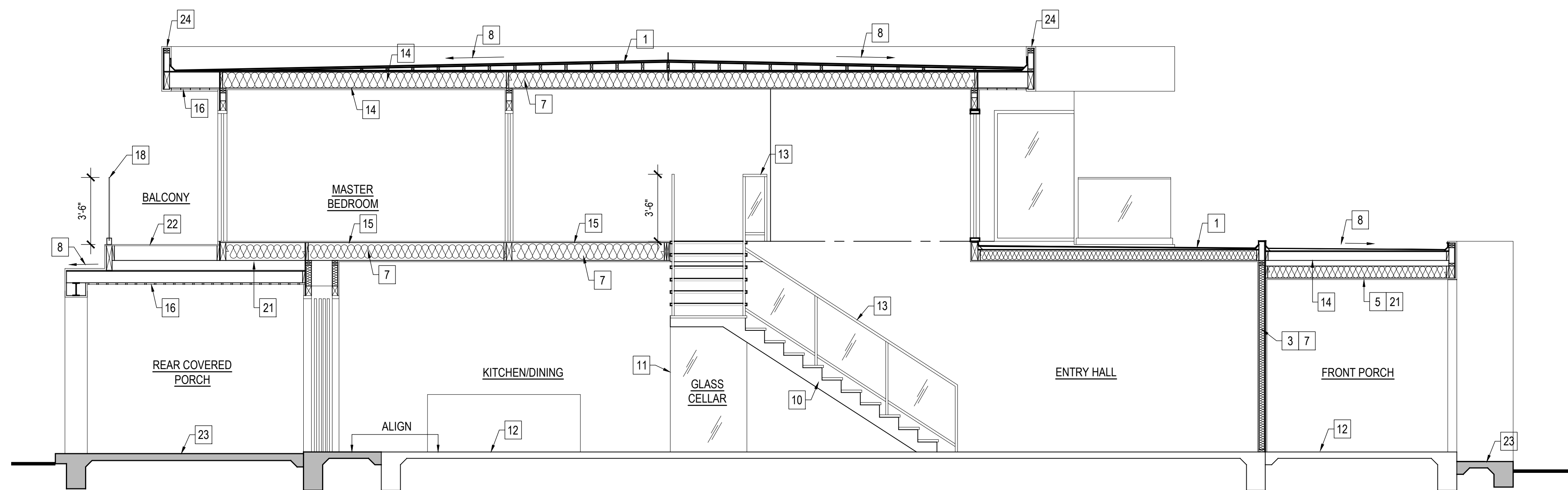
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PROPOSED WEST & SOUTH ELEVATIONS
KVRYAN RESIDENCE
3301 HAVEN WAY, BURBANK, CA 91504

DATE: 01/2023
DRAWN BY: NRK
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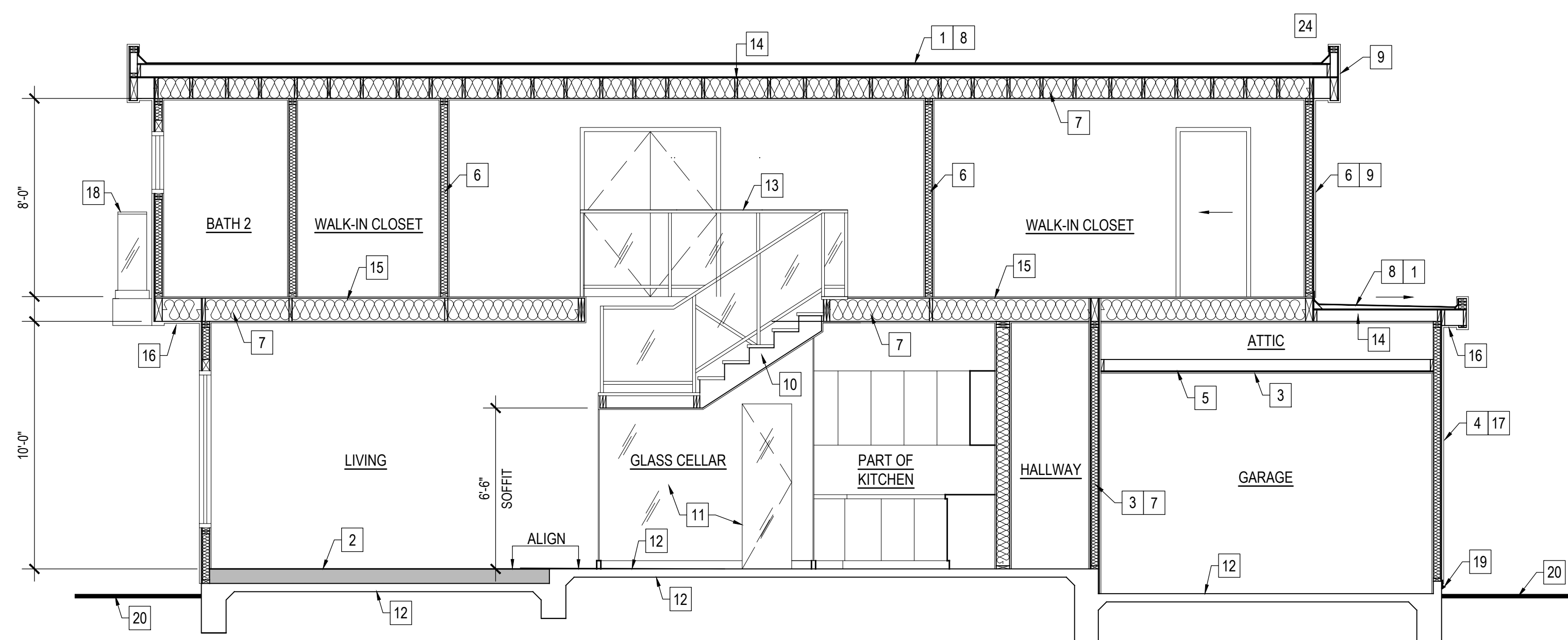
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SECTION A-A

SCALE : 1/4" = 1'-0"



SECTION B-B

SCALE : 1/4" = 1'-0"

SECTION KEY NOTES

1. ASPHALT "HOT MOP" OR ROLLED ROOFING ON BUILT-UP ROOF FRAME
2. NEW CONCRETE POUR (SEE FOUNDATION)
3. NEW 1-HOUR FIRE RATED SEPARATION WALL
4. EXT'G WALL TO REMAIN
5. NEW CEILING JOISTS
6. NEW 2" X STUDWALLS
7. NEW R-... INSULATION FOR FLOOR
NEW R-... INSULATION FOR WALLS
NEW R-... INSULATION FOR ROOF
8. MIN. 2% BUILT-UP ROOF SLOPE
9. NEW 7/8" STUCCO WALL FINISH
10. NEW WOOD FRAMED STAIRCASE
11. NEW GLASS WALL & DOOR
12. EXT'G CONCRETE FOUNDATION
13. GLASS RAILING & STEEL HANDRAILS
14. NEW 2"x RAFTERS
15. NEW 2"x FLOOR JOIST
16. T&G CEILING & UNDER EAVES
17. RE FURBISHED STUCCO FOR EXT'G WALLS TO MATCH NEW
18. FRAMELESS GLASS BALCONY RAILING
19. NEW METAL WEEP SCREED
20. EXT'G GRADE
21. STUCCO SOFFIT (PROVIDE BALCONY VENTS)
22. DEX-O-TEX BALCONY FLOOR
23. NEW CONC. SLAB/FTG. (SEE FOUNDATION)

REVISIONS:

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2	
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4	
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BUILDING SECTIONS

KVRYAN RESIDENCE

3301 HAVEN WAY, BURBANK, CA 91504

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WINDOW SCHEDULE														
MARK	NO. OF UNIT	WINDOW SIZE		NEW MATERIAL	WINDOW OPERATION	NEW FRAME TYPE	GLAZE		BEDROOM Y/N	COLOR	FIRE HAZARD ZONE Y/N	U-FACTOR	SHGC FACTOR	NOTES
		WIDTH	HEIGHT				DUAL	TEMP						
(A)	1	6'-0"	5'-0"	FIBERGLASS	SLIDER	NAIL ON	•	•	NO	BLACK	YES	0.27	0.17	
(B)	1	4'-0"	4'-6"	FIBERGLASS	SLIDER	NAIL ON	•	•	NO	BLACK	YES	0.27	0.17	

DOOR SCHEDULE									
MARK	NO. OF UNIT	DOOR SIZE			GLAZE		FINISH	NOTES	
		WIDTH	HEIGHT	THK	DUAL	TEMP			
(1)	1	24'-0"	8'-0"	1 3/4"	•	•	PAINTED	6 PANEL TELESCOPING FRENCH DOORS	
(2)	1	2'-8"	8'-0"	1 3/4"	•	•	PAINTED	EXTERIOR PANEL DOOR	
(3)	2	2'-8"	8'-0"	1 3/8"			PAINTED	INTERIOR PANEL DOOR	

ELEVATION KEYED NOTES

- EXT'G GRADE
- NEW 7/8" STUCCO TO MATCH EXT'G SFD
- NEW WINDOW (SEE SCHEDULE)
- NEW DOOR (SEE SCHEDULE)
- NEW CONCRETE LANDING
- ?????
- NEW PARAPET

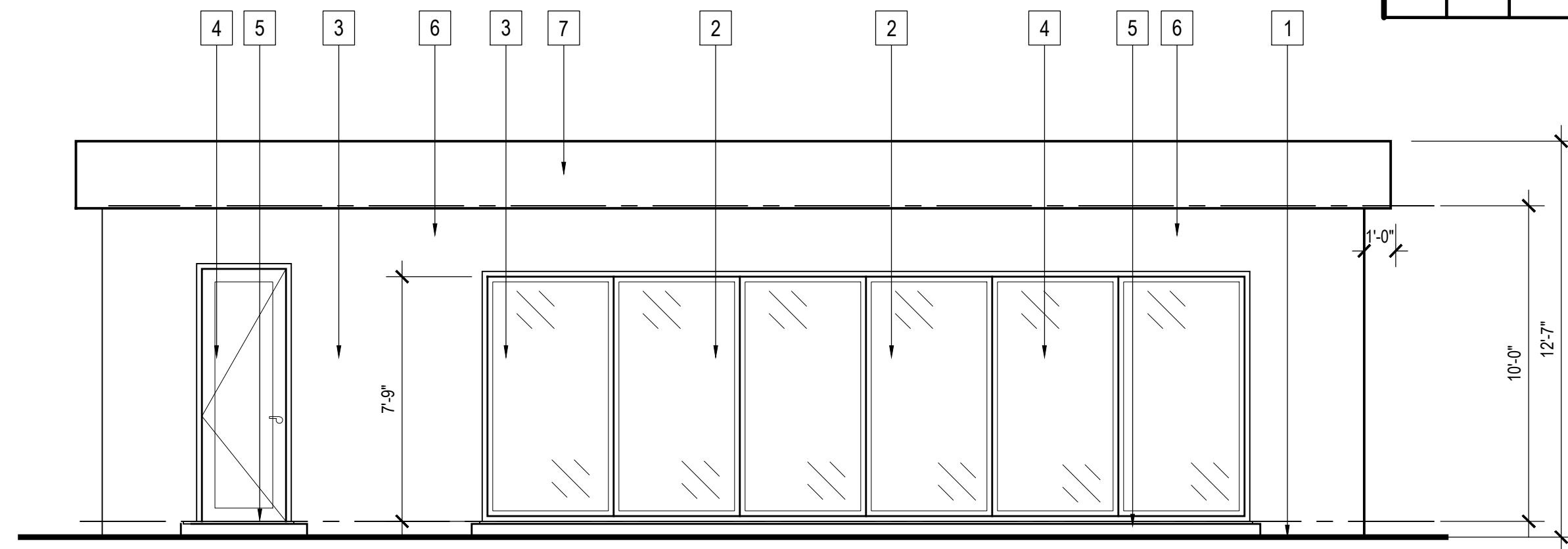
FLOOR PLAN KEYED NOTES :

(S.B.O.) SELECTED BY OWNER

- ALL NEW 2"x STUD WALLS
- NEW TOILET (S.B.O.)
- NEW SINK (S.B.O.)
- NEW SHOWER (TILE TO CEILING)
- CATEGORY II (TEMPERED GLASS) SHOWER DOOR & ENCL. FRAMELESS & SLIDER
- NEW BASE AND UPPER CABINETS
- NEW DOUBLE SINK
- NEW RANGE
- NEW REFRIGERATOR
- NEW TUB (TILE TO CEILING)
- NEW CONCRETE LANDING
- 30" MIN. SHOWER CLEARANCE

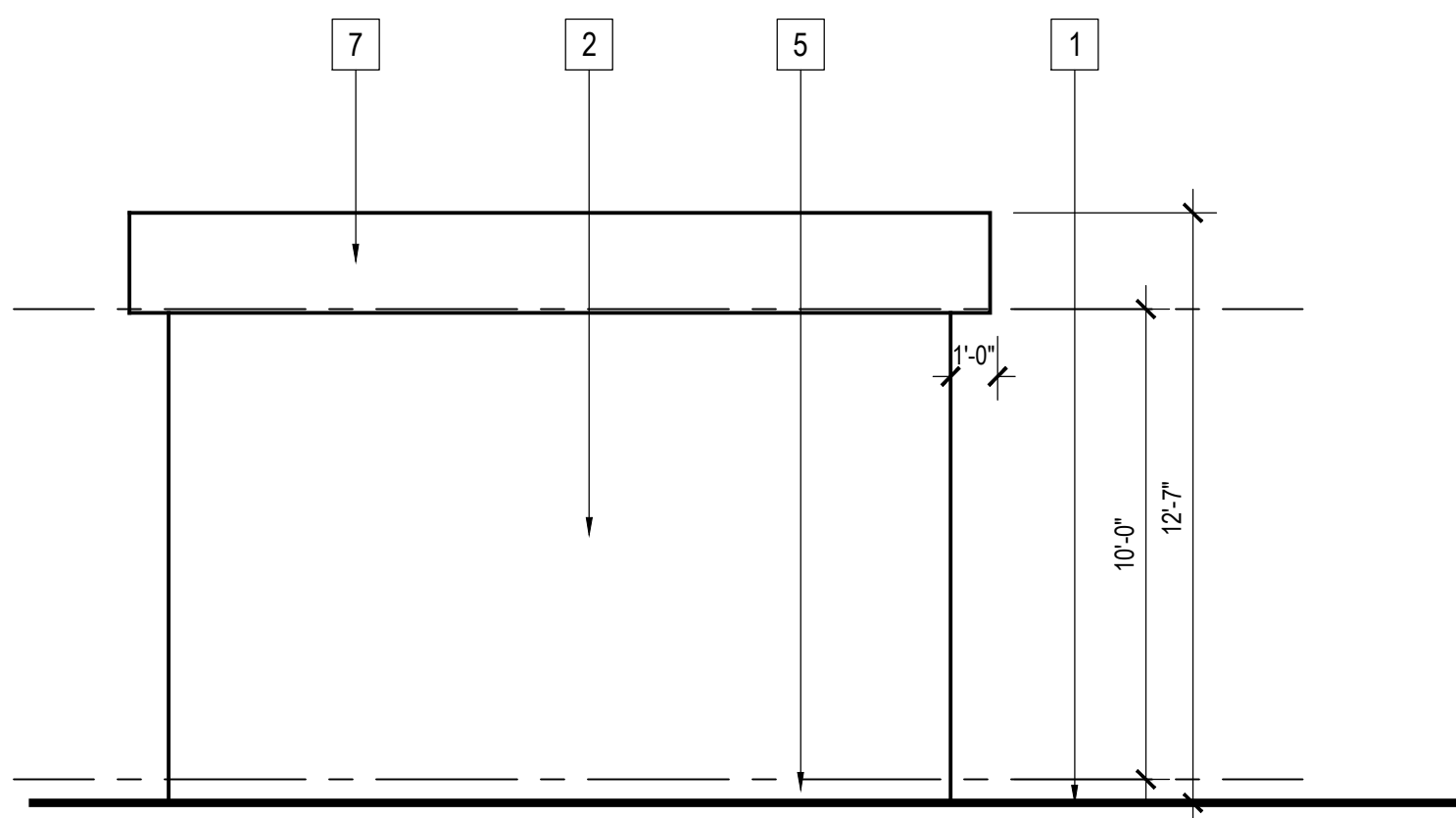
WALL / SYMBOL LEGEND

- NEW 2"x STUDWALLS
- EXHAUST FAN CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR - 50 CFM
- 100 CFM EXHAUST FAN
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR SHALL BE INTERCONNECTED HARD-WIRED W/ BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- GFCI - GROUND FAULT CIRCUIT INTERRUPTER
- CEILING HEIGHTS
- WATER CLOSET CLEARANCE



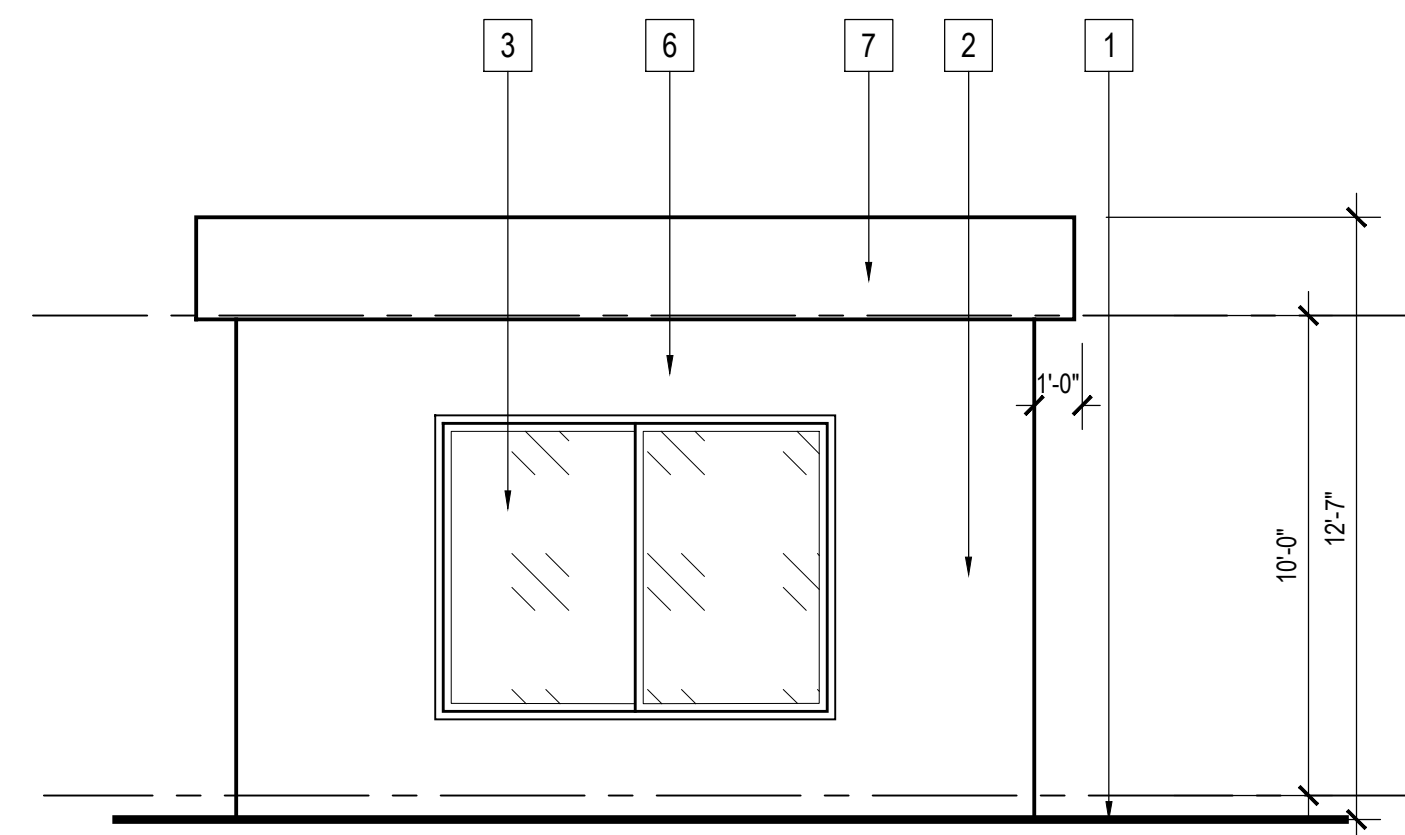
SOUTH ELEVATION

SCALE : 1/4" = 1'-0"



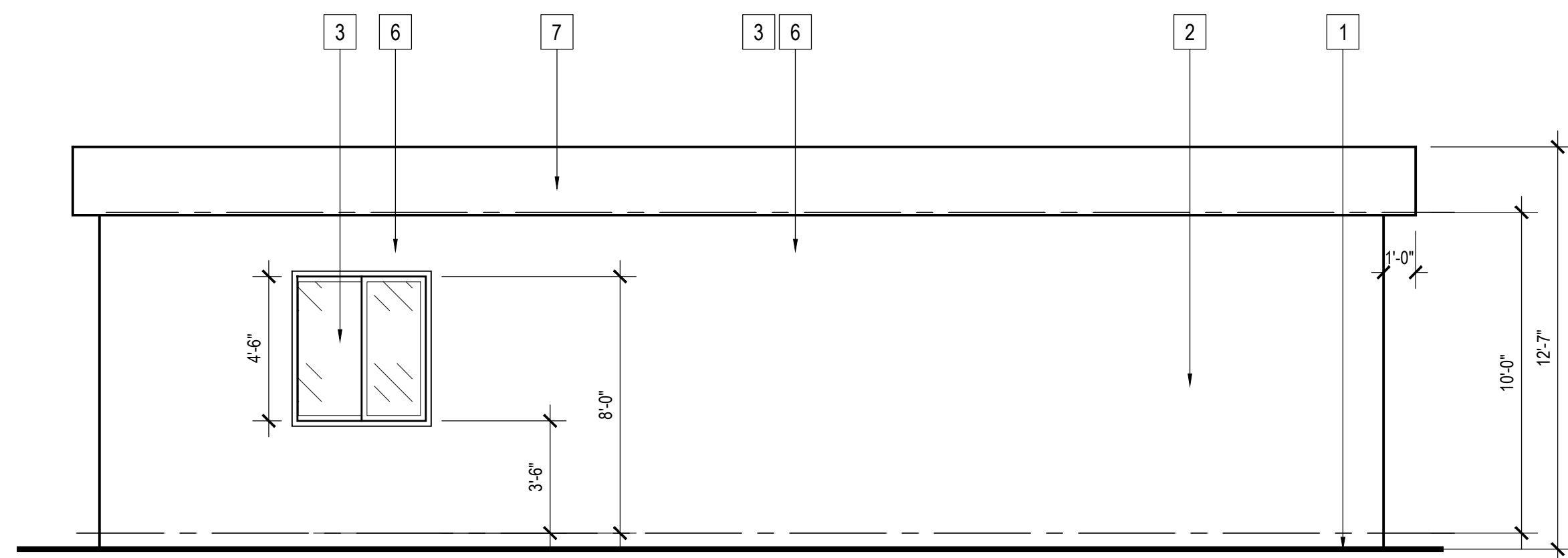
NORTH ELEVATION

SCALE : 1/4" = 1'-0"



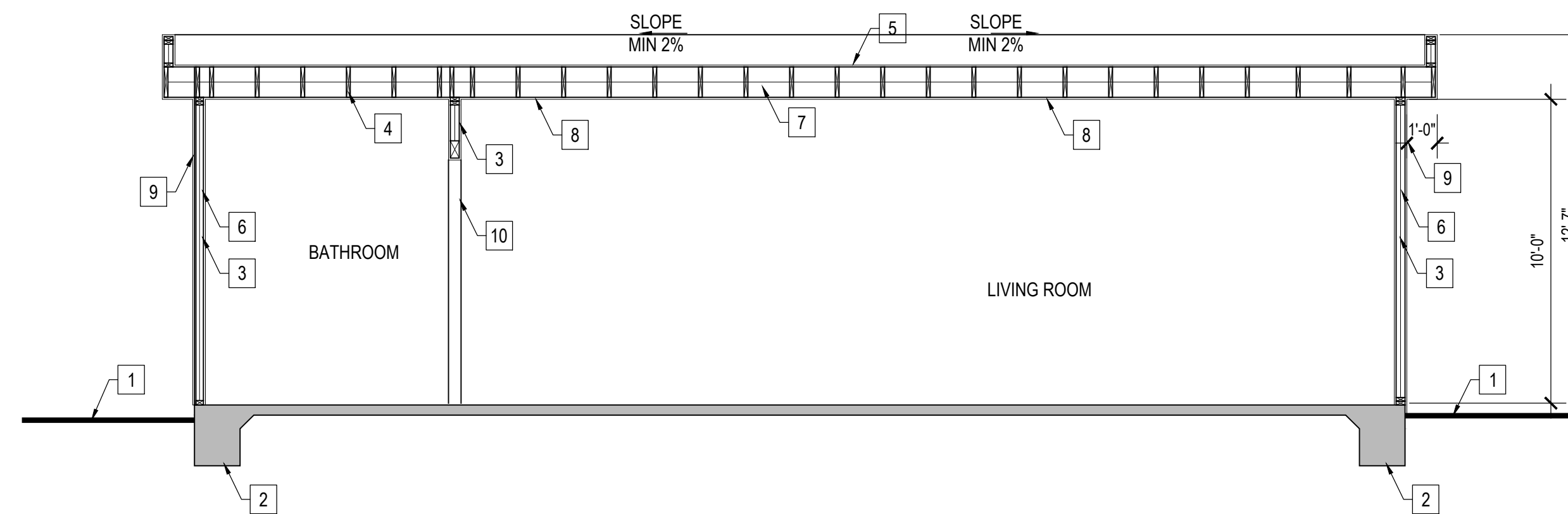
WEST ELEVATION

SCALE : 1/4" = 1'-0"



NORTH ELEVATION

SCALE : 1/4" = 1'-0"

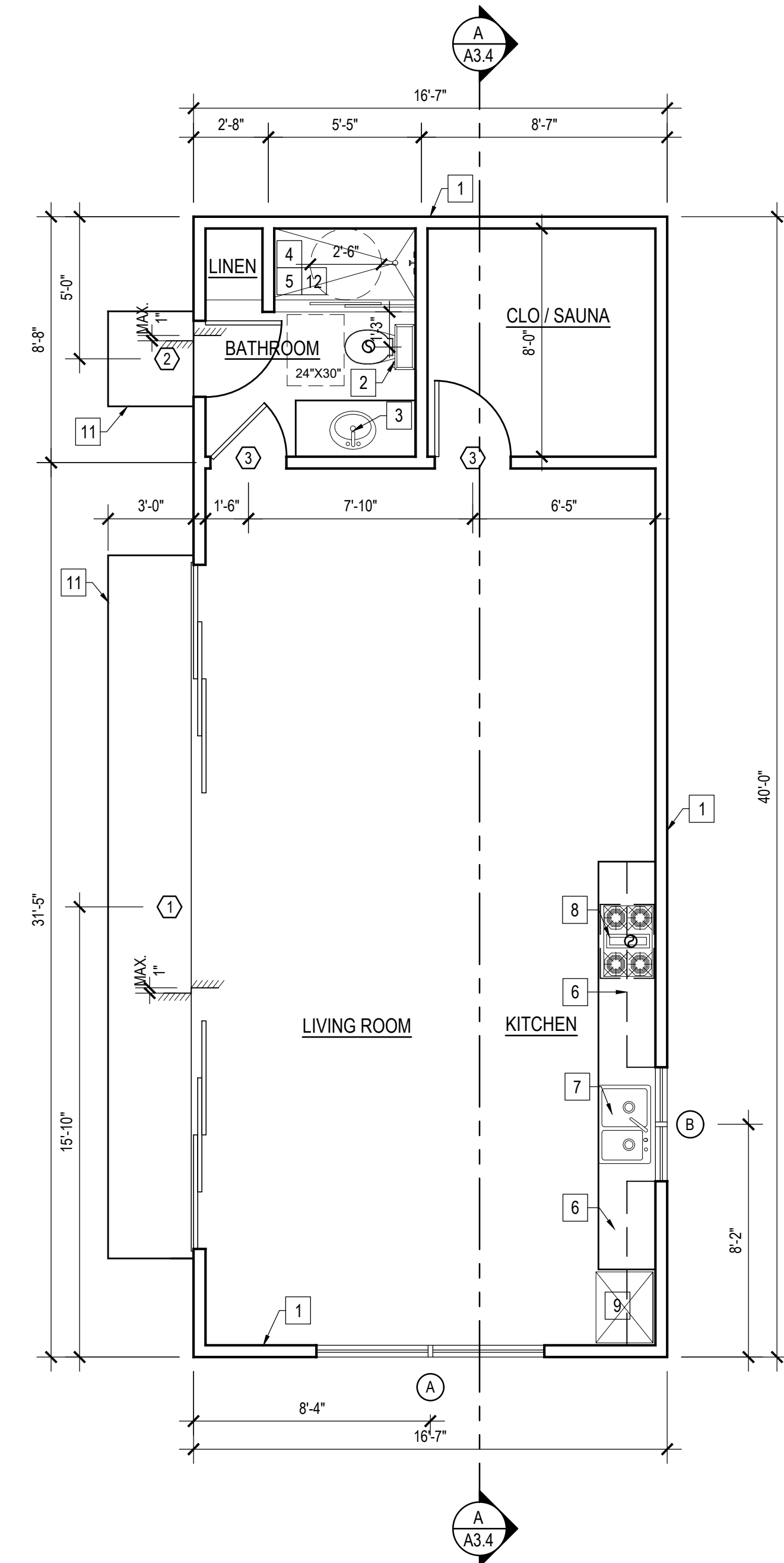


SECTION A-A

SCALE : 1/4" = 1'-0"

CROSS SECTION KEY NOTES

- EXT'G GRADE
- NEW CONC. FOUNDATION
- NEW 2" x 4" STUD WALL
- NEW CEILING JOISTS
- NEW FLAT ROOF
- NEW R-15 INSULATION
- NEW R-30 INSULATION
- NEW 5/8" GYP. BOARD
- NEW 7/8" STUCCO TO MATCH SFD
- NEW DOOR



NEW ADU FLOOR PLAN

665 SQ FT.

SCALE : 1/4" = 1'-0"

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PROPOSED ADU PLAN, ELEVATIONS & SECTION

KVRYAN RESIDENCE

3301 HAVEN WAY, BURBANK, CA 91504

DATE: 08/2022
DRAWN BY: NRK
JOB NO. 21029

SHEET NO.

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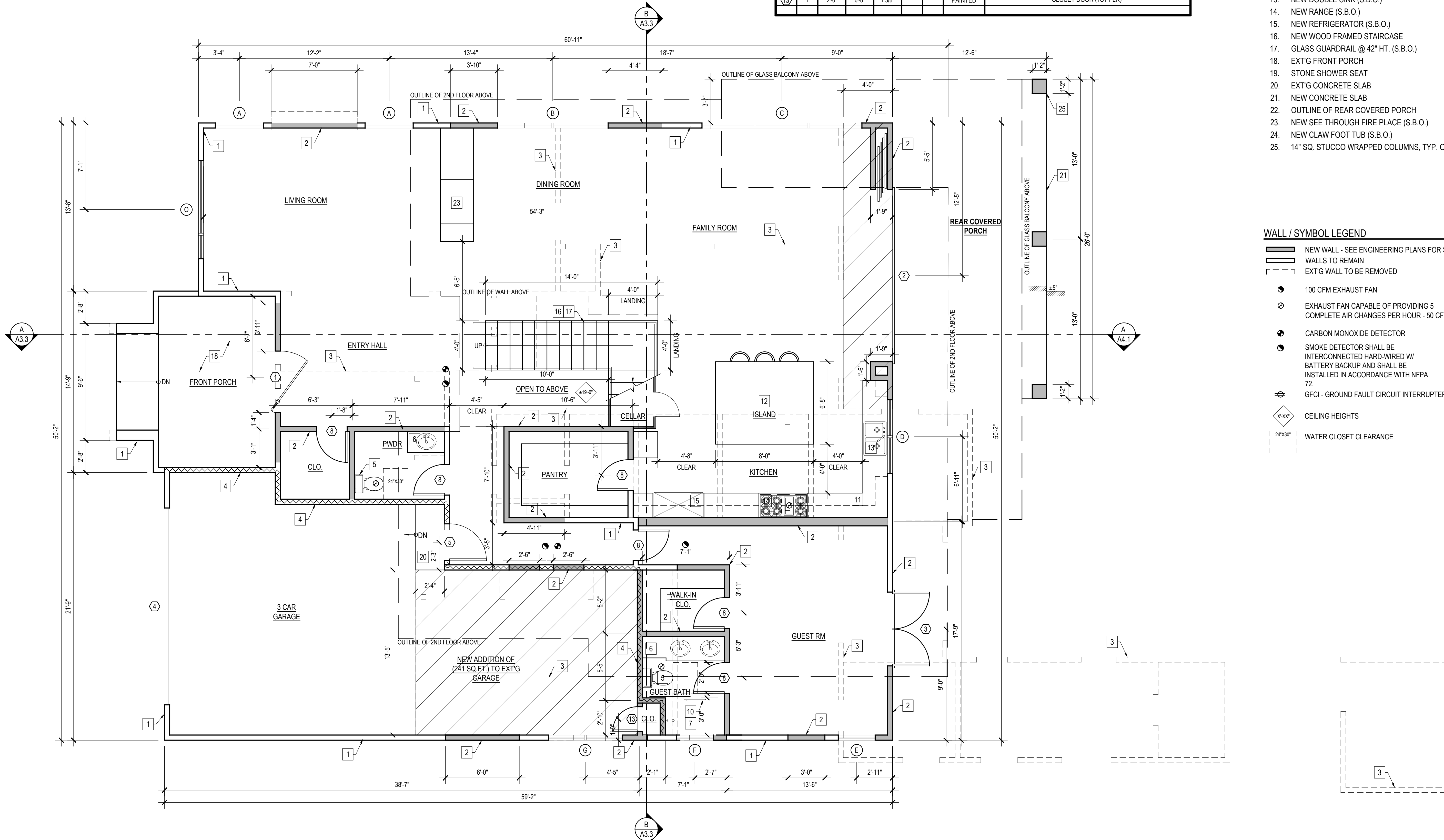
MARK		NO. OF UNIT		DOOR				FINISH	NOTES
				SIZE		GLAZE			
WD	HGT	THK	DUAL	TEMP					
(1)	1	5'-0"	8'-0"	1 3/4"	•	•	PAINTED	PIVOT TYPE ENTRY DOOR	
(2)	1	14'-0"	8'-0"	1 3/4"	•	•	PAINTED	EXTERIOR BI-PASS DOORS	
(3)	1	6'-0"	8'-0"	1 3/4"	•	•	PAINTED	SWING TYPE (PAIR) EXTERIOR DOOR	
(4)	1	16'-0"	7'-0"	1 3/4"	•	•	PAINTED	NEW SECTIONAL GARAGE DOOR (REPLACEMENT DOOR)	
(5)	1	3'-0"	6'-8"	1 3/4"	•	•	PAINTED	1 HR. FIRE RATED DOOR, SELF CLOSING & SELF LATCHING	
(6)	2	2'-8"	6'-8"	1 3/4"	•	•	PAINTED	SWING TYPE EXTERIOR DOOR	
(7)	1	6'-0"	6'-8"	1 3/4"	•	•	PAINTED	SWING TYPE (PAIR) EXTERIOR DOOR	
(8)	8	2'-6"	6'-8"	1 3/8"			PAINTED	INTERIOR PASSAGE DOOR	
(9)	9	2'-8"	6'-8"	1 3/8"			PAINTED	INTERIOR PASSAGE DOOR	
(10)	1	5'-4"	6'-8"	1 3/8"			PAINTED	SWING TYPE (PAIR) INTERIOR DOOR	
(11)	1	4'-0"	6'-8"	1 3/8"			PAINTED	SWING TYPE (PAIR) CLOSET DOOR	
(12)	3	2'-8"	6'-8"	1 3/8"			PAINTED	INTERIOR POCKET SLIDER	
(13)	1	2'-0"	6'-8"	1 3/8"			PAINTED	CLOSET DOOR (1ST FLR)	

FLOOR PLAN KEYED NOTES :
(S.B.O.) SELECTED BY OWNER OR CONTRACTOR

- EXT'G WALLS TO REMAIN
- ALL NEW WALLS / PATCH UP OPENING
- EXT'G WALL TO BE DEMOLISHED (SEE DEMO PLAN)
- NEW 1-HOUR FIRE RATED SEPARATION WALL
- NEW TOILET (S.B.O.)
- NEW SINK (S.B.O.)
- NEW SHOWER (TILE TO CEILING)
- NEW WASHER
- NEW DRYER
- CATEGORY II (TEMPERED GLASS) SHOWER DOOR & ENCL FRAMELESS & SLIDER
- NEW BASE AND UPPER CABINETS
- NEW ISLAND-STONE TILE COUNTERTOP (S.B.O.)
- NEW DOUBLE SINK (S.B.O.)
- NEW RANGE (S.B.O.)
- NEW REFRIGERATOR (S.B.O.)
- NEW WOOD FRAMED STAIRCASE
- GLASS GUARDRAIL @ 42" HT. (S.B.O.)
- EXT'G FRONT PORCH
- STONE SHOWER SEAT
- EXT'G CONCRETE SLAB
- NEW CONCRETE SLAB
- OUTLINE OF REAR COVERED PORCH
- NEW SEE THROUGH FIRE PLACE (S.B.O.)
- NEW CLAW FOOT TUB (S.B.O.)
- 14" SQ. STUCCO WRAPPED COLUMNS, TYP. OF 3

WALL / SYMBOL LEGEND

- NEW WALL - SEE ENGINEERING PLANS FOR SIZES
- WALLS TO REMAIN
- EXT'G WALL TO BE REMOVED
- 100 CFM EXHAUST FAN
- EXHAUST FAN CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR - 50 CFM
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR SHALL BE INTERCONNECTED HARD-WIRED W/ BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- GFCI - GROUND FAULT CIRCUIT INTERRUPTER
- CEILING HEIGHTS
- WATER CLOSET CLEARANCE



PROPOSED FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

NO.	DESCRIPTION
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PROPOSED FIRST FLOOR PLAN

KVRYAN RESIDENCE
3301 HAVEN WAY, BURBANK, CA 91504

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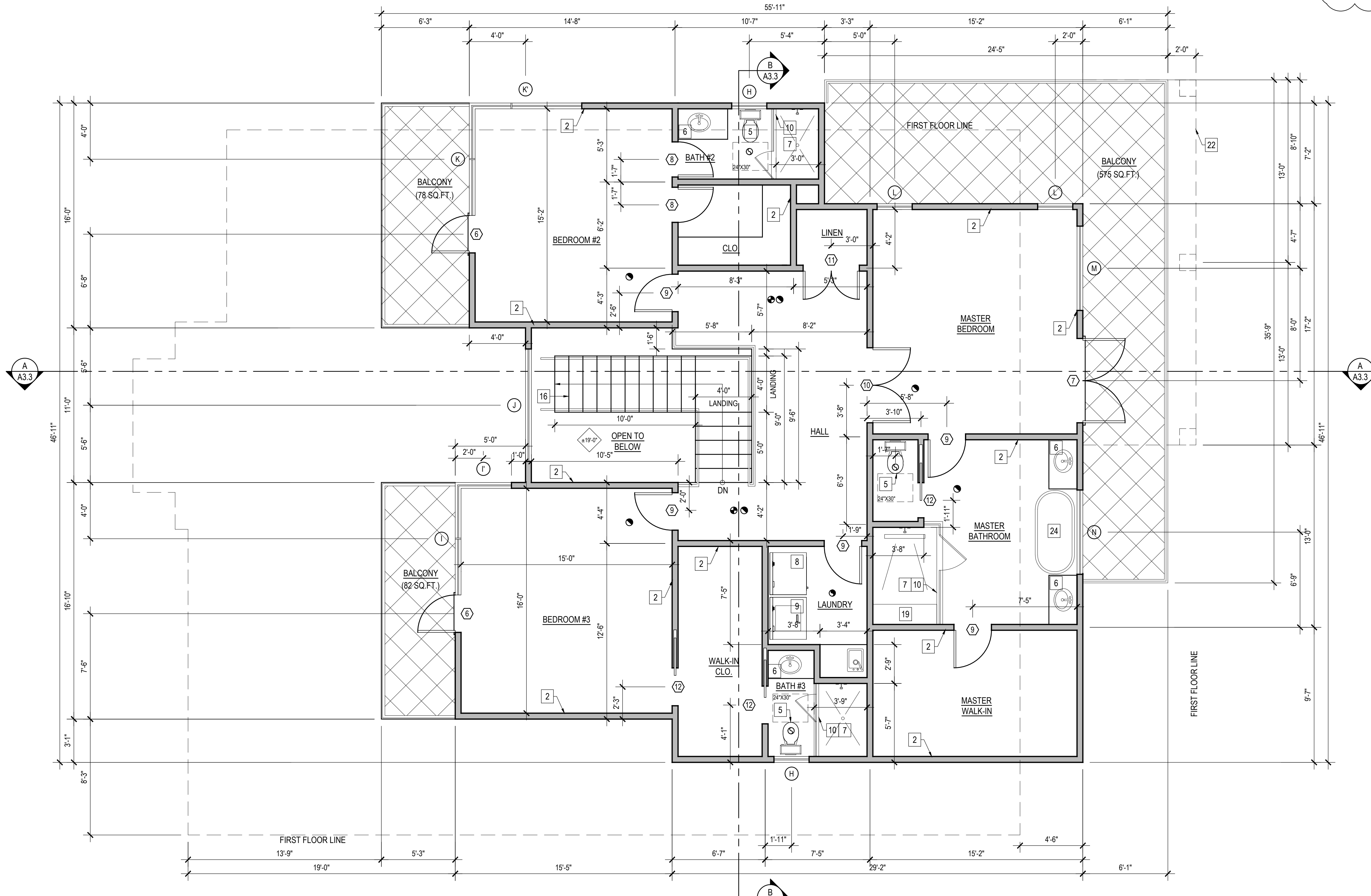
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WINDOW SCHEDULE

MARK	NO. OF UNIT	EXT'G SIZE		PROPOSED SIZE		EXT'G MATERIAL	NEW MATERIAL	EXT'G OPERATION	NEW OPERATION	NEW FRAME TYPE	GLAZE		BEDROOM Y/N	COLOR	VISIBLE FROM THE STREET Y/N	EXTERNAL GRID (SDL) Y/N	KEEP EXISTING SILL & FRAME Y/N	BUILD NEW SILL & FRAME Y/N	EXT'G EDGE DETAIL Y/N	NEW EDGE DETAIL	FIRE HAZARD ZONE Y/N	WINDOW WIN 18" OF FLOOR OR 40" OF DOOR Y/N	U-FACTOR	SHGC FACTOR	NOTE
		WIDTH	HEIGHT	WIDTH	HEIGHT						DUAL	TEMP													
A	2	—	—	4'-0"	6'-0"	—	FIBERGLASS	—	FIXED/AWNING	NAIL ON	•	•	NO	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOWS
B	1	—	—	9'-0"	6'-0"	—	FIBERGLASS	—	FIXED	NAIL ON	•	•	NO	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
C	1	—	—	13'-0"	6'-0"	—	FIBERGLASS	—	FIXED	NAIL ON	•	•	NO	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
D	1	—	—	6'-0"	4'-4"	—	FIBERGLASS	—	SLIDER	NAIL ON	•	•	NO	BLACK	NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
E	1	—	—	3'-0"	6'-0"	—	FIBERGLASS	—	SGL CASEMENT	NAIL ON	•	•	YES	BLACK	NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
F	1	—	—	3'-0"	2'-6"	—	FIBERGLASS	—	AWNING	NAIL ON	•	•	NO	BLACK	NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
G	1	—	—	6'-0"	6'-0"	—	FIBERGLASS	—	SLIDER	NAIL ON	•	•	NO	BLACK	NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
H	2	—	—	2'-6"	3'-6"	—	FIBERGLASS	—	SGL CASEMENT	NAIL ON	•	•	NO	BLACK	YES/NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOWS
I	1	—	—	8'-0"	6'-8"	—	FIBERGLASS	—	FIXED CORNER	NAIL ON	•	•	YES	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
J	1	—	—	4'-0"	6'-8"	—	FIBERGLASS	—	FIXED CORNER	NAIL ON	•	•	YES	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
K	1	—	—	8'-0"	6'-8"	—	FIBERGLASS	—	FIXED	NAIL ON	•	•	NO	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
L	1	—	—	8'-0"	6'-8"	—	FIBERGLASS	—	FIXED	NAIL ON	•	•	NO	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
M	1	—	—	8'-0"	6'-8"	—	FIBERGLASS	—	FIXED	NAIL ON	•	•	NO	BLACK	YES	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
N	1	—	—	6'-0"	2'-0"	—	FIBERGLASS	—	AWNING	NAIL ON	•	•	NO	BLACK	NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW
O	1	6'-0"	8'-0"	6'-0"	8'-0"	VINYL	FIBERGLASS	FIXED/SLIDER	FIXED/AWNING	NAIL ON	•	•	NO	BLACK	NO	NO	—	YES	—	WOOD	YES	NO	0.27	0.17	NEW WINDOW REPLACEMENT



FLOOR PLAN KEYED NOTES :

(S.B.O.) SELECTED BY OWNER OR CONTRACTOR

- EXT'G WALLS TO REMAIN
- ALL NEW WALLS
- NEW 1-HOUR FIRE RATED SEPARATION WALL
- PATCH UP EXT'G WALL OPENING
- NEW TOILET (S.B.O.)
- NEW SINK (S.B.O.)
- NEW SHOWER (TILE TO CEILING)
- NEW WASHER
- NEW DRYER
- CATEGORY II (TEMPERED GLASS) SHOWER DOOR & ENCL. FRAMELESS & SLIDER
- NEW BASE AND UPPER CABINETS
- NEW ISLAND-STONE TILE COUNTERTOP (S.B.O.)
- NEW DOUBLE SINK
- NEW RANGE
- NEW REFRIGERATOR
- NEW WOOD FRAMED STAIRCASE
- INTERIOR GUARDRAIL @ 42" HT.
- EXT'G FRONT PORCH
- STONE SHOWER SEAT
- EXT'G CONCRETE SLAB
- NEW CONCRETE SLAB
- OUTLINE OF REAR COVERED PORCH
- NEW SEE THROUGH FIRE PLACE (S.B.O.)
- NEW CLAW FOOT TUB (S.B.O.)
- 14" SQ. STUCCO WRAPPED COLUMNS, TYP. OF 3

WALL / SYMBOL LEGEND

- NEW WALL - SEE ENGINEERING PLANS FOR SIZES
- WALLS TO REMAIN
- EXT'G WALL TO BE REMOVED
- 100 CFM EXHAUST FAN
- EXHAUST FAN CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR - 50 CFM
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR SHALL BE INTERCONNECTED HARD-WIRED W/ BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- GFCI - GROUND FAULT CIRCUIT INTERRUPTER
- x-xxx CEILING HEIGHTS
- 24x30" WATER CLOSET CLEARANCE

PROPOSED SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"

REVISIONS:
A -

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PROPOSED SECOND FLOOR PLAN
KVRYAN RESIDENCE
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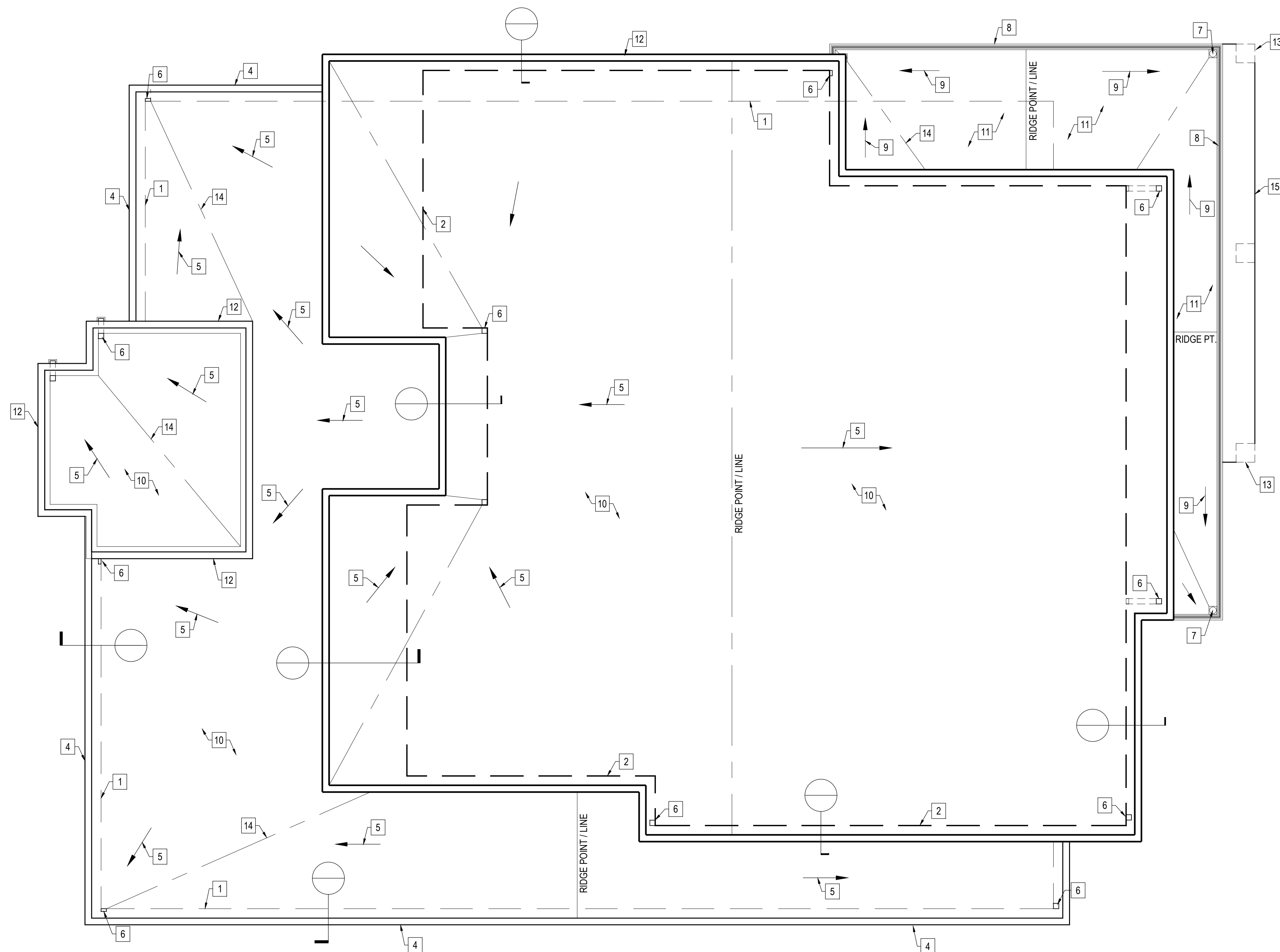
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ROOF PLAN KEYED NOTES :

1. OUTLINE OF FIRST FLOOR WALL BELOW
2. OUTLINE OF 2ND FLOOR WALL
3. LINE OF SECOND FLOOR PARAPET ROOF
4. LINE OF 1ST FLOOR PARAPET WALL (EAVES)
5. ROOF SLOPE DIRECTION (2% MIN. SLOPE)
6. DOWNSPOUT LOCATIONS
7. FLOOR DRAIN LOCATION
8. LINE OF OPEN BALCONY
9. DRAINAGE DIRECTION (2% MIN. SLOPE)
10. NEW BUILT-UP ROOF ASPHALT "HOT MOP" OR ROLLED ROOFING
11. DEX-O-TEX BALCONY FLOOR OR APPROVED EQUAL
12. NEW PARAPET WALL
13. OUTLINE OF POST BELOW, TYP. OF 3
14. SWALE LINE
15. LINE OF TRELLIS BELOW



ROOF PLAN

SCALE : 1/4" = 1'-0"

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PROPOSED ROOF PLAN

KVRYAN RESIDENCE
3301 HAVEN WAY, BURBANK, CA 91504

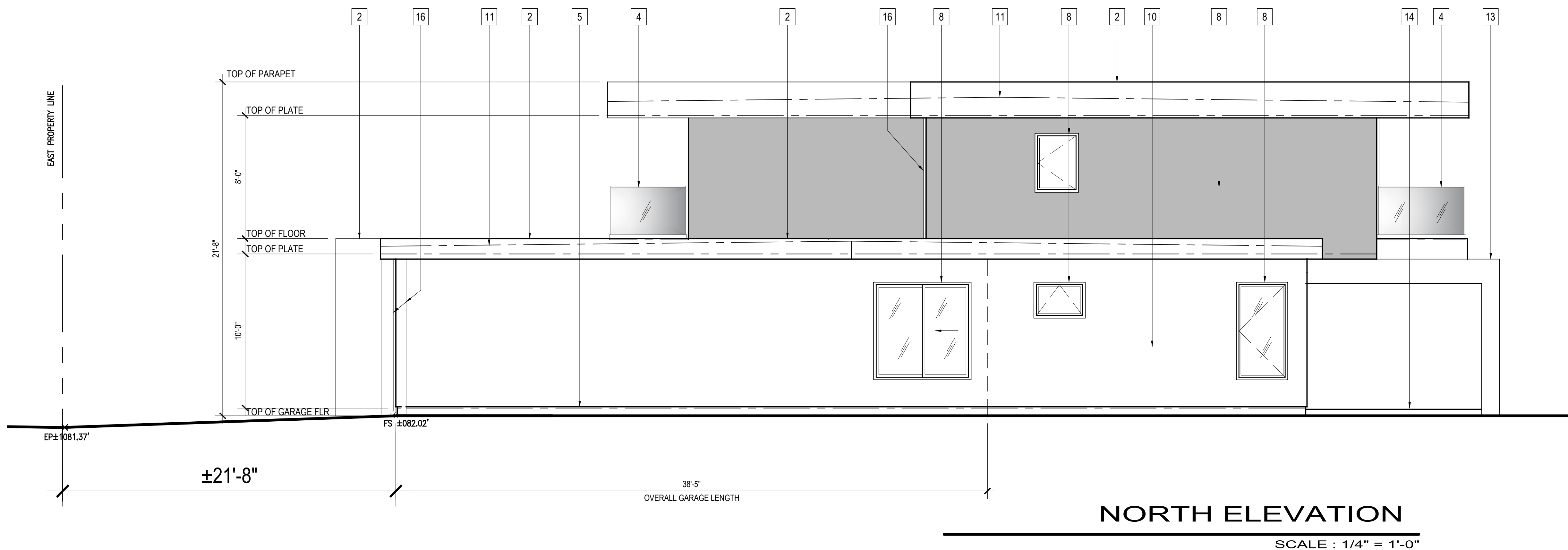
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- ELEVATION KEYED NOTES**
1. EXT'G GARAGE WALL TO REMAIN
 2. NEW PARAPET WALL
 3. NEW FRONT PORCH
 4. NEW 42" FRAMELESS GLASS RAILING
 5. NEW STUCCO WEEP SCREED
 6. NEW CONCRETE STEPS/LANDING
 7. NEW MAIN DOOR (PIVOT DOOR)
 8. NEW 7/8" STUCCO FINISH
 9. NEW GLASS WINDOW / PANELS (SEE DW SCHED)
 10. RE-FURBISH EXT'G STUCCO WALL TO MATCH NEW
 11. NEW BUILT-UP ROOF (2%MIN SLOPE) (SEE ROOF PLAN)
 12. NEW GARAGE DOOR (REPLACEMENT)
 13. NEW STUCCO WRAPPED REAR PORCH COVER
 14. NFW STONE FINISH PAVEMENT



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PROPOSED EAST & NORTH ELEVATIONS
KVRYAN RESIDENCE
3301 HAVEN WAY, BURBANK, CA 91504

DATE: 01/2023
DRAWN BY: NRK
JOB NO. 21029

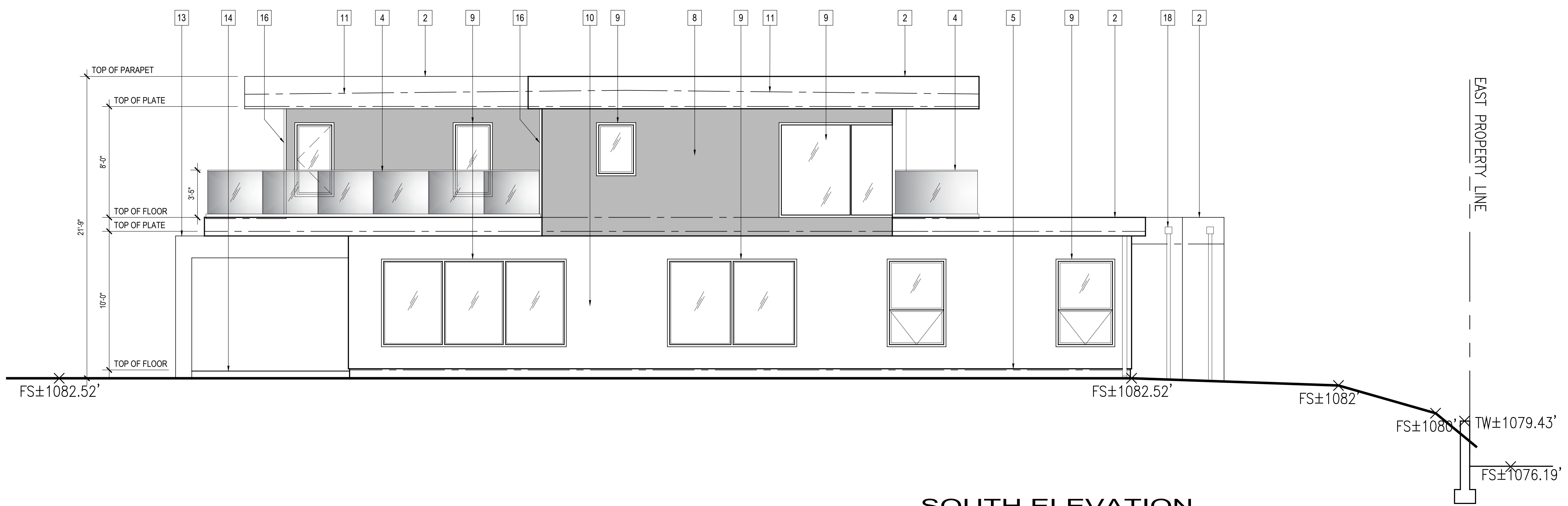
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WEST ELEVATION
SCALE : 1/4" = 1'-0"

- ELEVATION KEYED NOTES**
1. EXT'G GARAGE WALL TO REMAIN
 2. NEW PARAPET WALL
 3. NEW FRONT PORCH
 4. NEW 42" FRAMELESS GLASS RAILING
 5. NEW STUCCO WEEP SCREED
 6. NEW CONCRETE STEPS/LANDING
 7. NEW MAIN DOOR (PIVOT DOOR)
 8. NEW 7/8" STUCCO FINISH
 9. NEW GLASS WINDOW / PANELS (SEE DW SCHED)
 10. RE-FURBISH EXT'G STUCCO WALL TO MATCH NEW
 11. NEW BUILT-UP ROOF (2%MIN SLOPE) (SEE ROOF PLAN)
 12. NEW GARAGE DOOR (REPLACEMENT)
 13. NEW STUCCO WRAPPED REAR PORCH COVER
 14. NEW STONE FINISH PAVEMENT



SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

REVISIONS:

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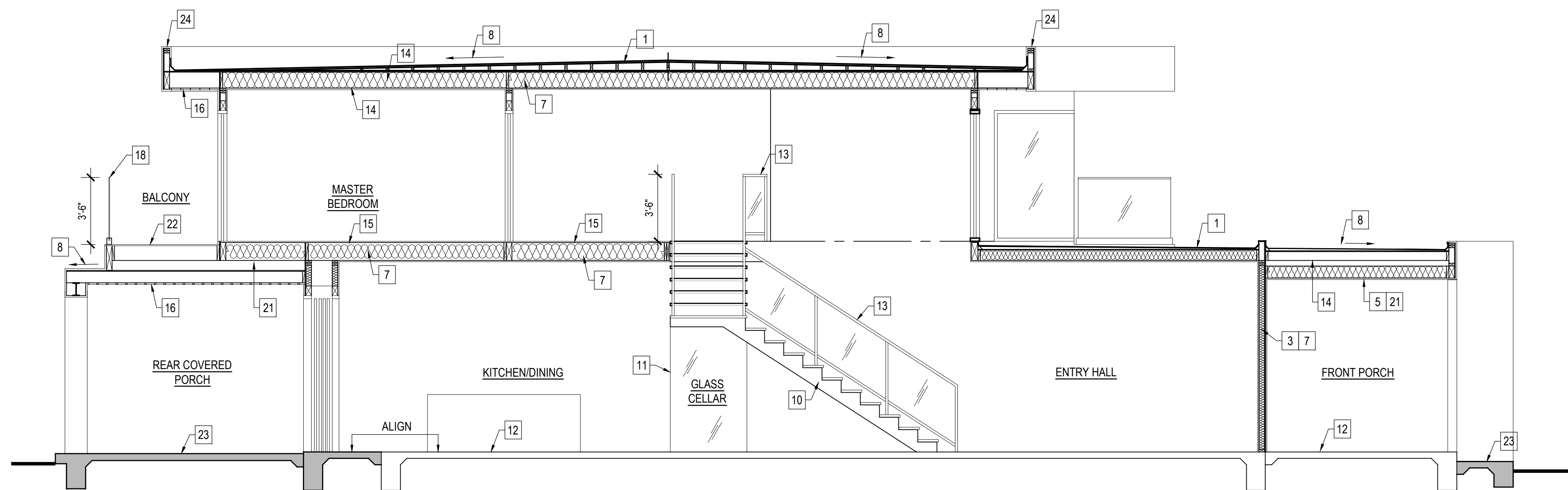
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PROPOSED WEST & SOUTH ELEVATIONS
KVRYAN RESIDENCE
3301 HAVEN WAY, BURBANK, CA 91504

DATE: 01/2023
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JOB NO. 21029

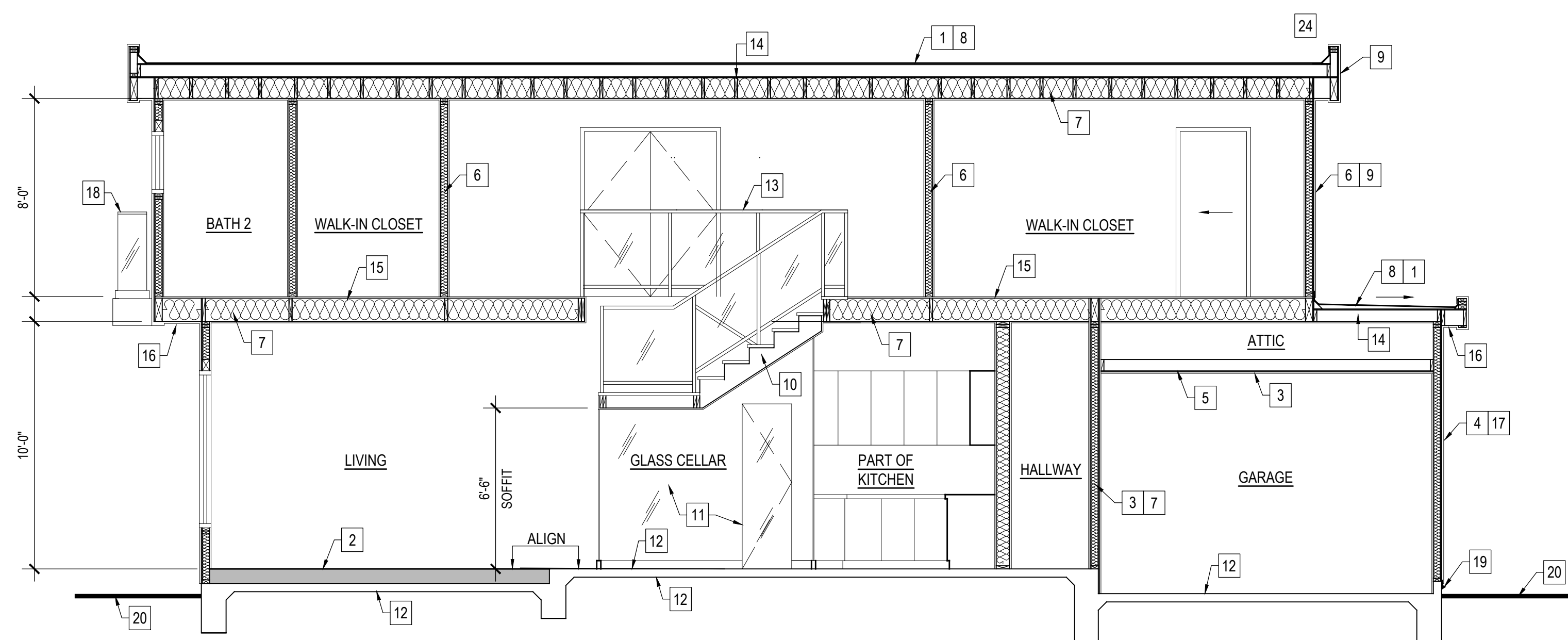
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SECTION A-A

SCALE : 1/4" = 1'-0"



SECTION B-B

SCALE : 1/4" = 1'-0"

SECTION KEY NOTES

1. ASPHALT "HOT MOP" OR ROLLED ROOFING ON BUILT-UP ROOF FRAME
2. NEW CONCRETE POUR (SEE FOUNDATION)
3. NEW 1-HOUR FIRE RATED SEPARATION WALL
4. EXT'G WALL TO REMAIN
5. NEW CEILING JOISTS
6. NEW 2" X STUDWALLS
7. NEW R-... INSULATION FOR FLOOR
NEW R-... INSULATION FOR WALLS
NEW R-... INSULATION FOR ROOF
8. MIN. 2% BUILT-UP ROOF SLOPE
9. NEW 7/8" STUCCO WALL FINISH
10. NEW WOOD FRAMED STAIRCASE
11. NEW GLASS WALL & DOOR
12. EXT'G CONCRETE FOUNDATION
13. GLASS RAILING & STEEL HANDRAILS
14. NEW 2"x RAFTERS
15. NEW 2"x FLOOR JOIST
16. T&G CEILING & UNDER EAVES
17. RE FURBISHED STUCCO FOR EXT'G WALLS TO MATCH NEW
18. FRAMELESS GLASS BALCONY RAILING
19. NEW METAL WEEP SCREED
20. EXT'G GRADE
21. STUCCO SOFFIT (PROVIDE BALCONY VENTS)
22. DEX-O-TEX BALCONY FLOOR
23. NEW CONC. SLAB/FTG. (SEE FOUNDATION)

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BUILDING SECTIONS

KVRYAN RESIDENCE

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WINDOW SCHEDULE														
MARK	NO. OF UNIT	WINDOW SIZE		NEW MATERIAL	WINDOW OPERATION	NEW FRAME TYPE	GLAZE		BEDROOM Y/N	COLOR	FIRE HAZARD ZONE Y/N	U-FACTOR	SHGC FACTOR	NOTES
		WIDTH	HEIGHT				DUAL	TEMP						
(A)	1	6'-0"	5'-0"	FIBERGLASS	SLIDER	NAIL ON	•	•	NO	BLACK	YES	0.27	0.17	
(B)	1	4'-0"	4'-6"	FIBERGLASS	SLIDER	NAIL ON	•	•	NO	BLACK	YES	0.27	0.17	

DOOR SCHEDULE									
MARK	NO. OF UNIT	DOOR SIZE			GLAZE		FINISH	NOTES	
		WIDTH	HEIGHT	THK	DUAL	TEMP			
(1)	1	24'-0"	8'-0"	1 3/4"	•	•	PAINTED	6 PANEL TELESCOPING FRENCH DOORS	
(2)	1	2'-6"	8'-0"	1 3/4"	•	•	PAINTED	EXTERIOR PANEL DOOR	
(3)	2	2'-6"	8'-0"	1 3/8"			PAINTED	INTERIOR PANEL DOOR	

ELEVATION KEYED NOTES

- EXT'G GRADE
- NEW 7/8" STUCCO TO MATCH EXT'G SFD
- NEW WINDOW (SEE SCHEDULE)
- NEW DOOR (SEE SCHEDULE)
- NEW CONCRETE LANDING
- ?????
- NEW PARAPET

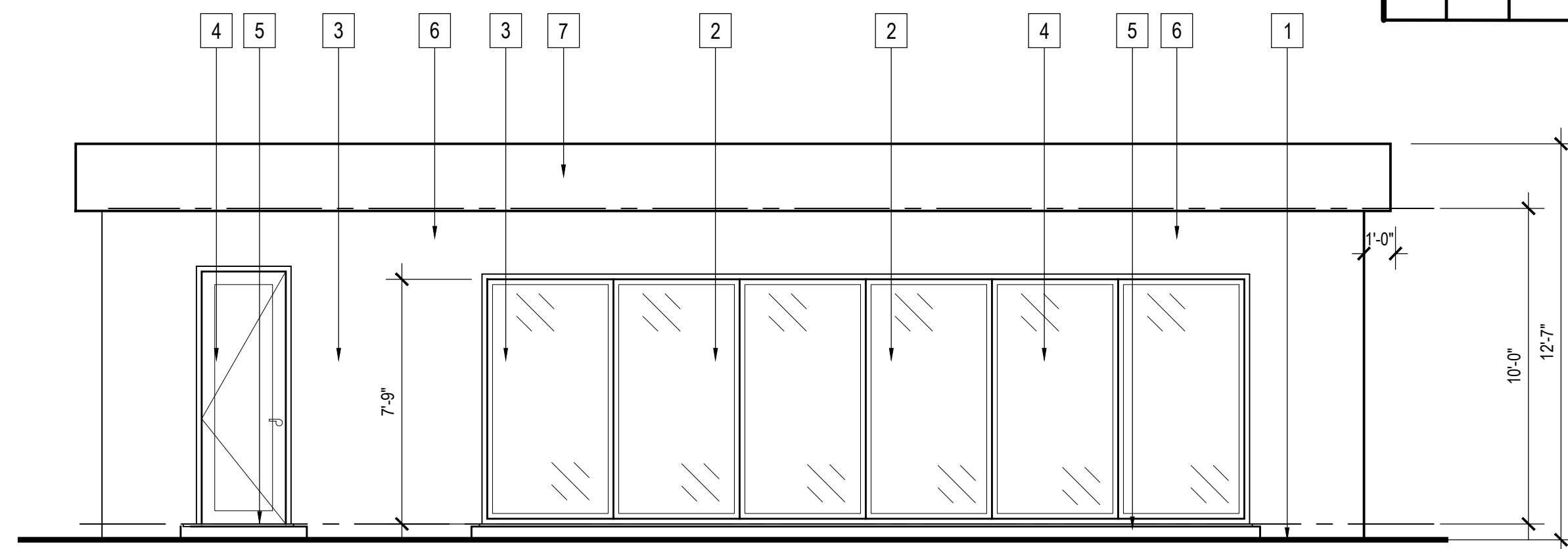
FLOOR PLAN KEYED NOTES :

(S.B.O.) SELECTED BY OWNER

- ALL NEW 2"x STUD WALLS
- NEW TOILET (S.B.O.)
- NEW SINK (S.B.O.)
- NEW SHOWER (TILE TO CEILING)
- CATEGORY II (TEMPERED GLASS) SHOWER DOOR & ENCL. FRAMELESS & SLIDER
- NEW BASE AND UPPER CABINETS
- NEW DOUBLE SINK
- NEW RANGE
- NEW REFRIGERATOR
- NEW TUB (TILE TO CEILING)
- NEW CONCRETE LANDING
- 30" MIN. SHOWER CLEARANCE

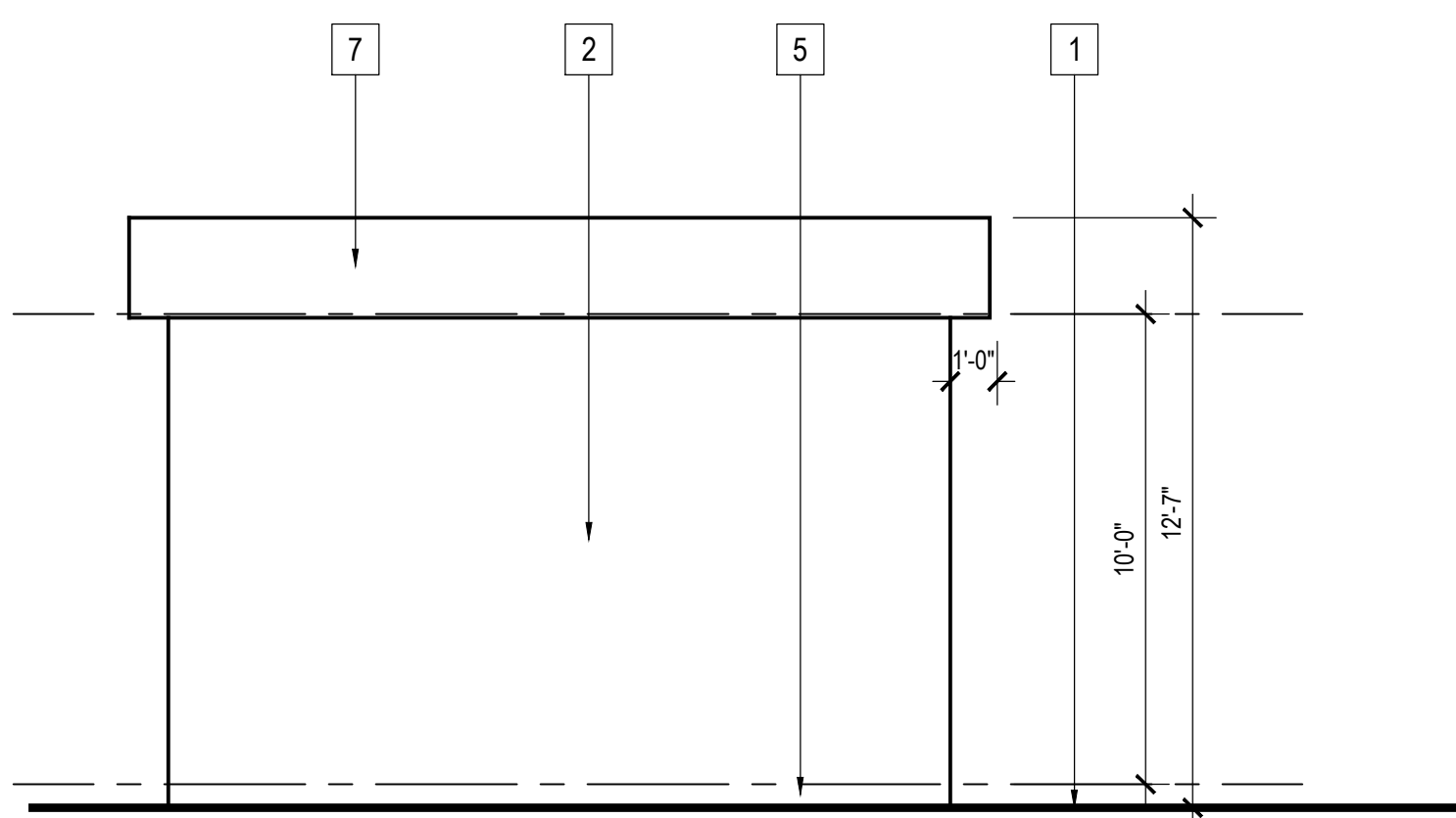
WALL / SYMBOL LEGEND

- NEW 2"x STUDWALLS
- EXHAUST FAN CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR - 50 CFM
- 100 CFM EXHAUST FAN
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR SHALL BE INTERCONNECTED HARD-WIRED W/ BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- GFCI - GROUND FAULT CIRCUIT INTERRUPTER
- CEILING HEIGHTS
- WATER CLOSET CLEARANCE



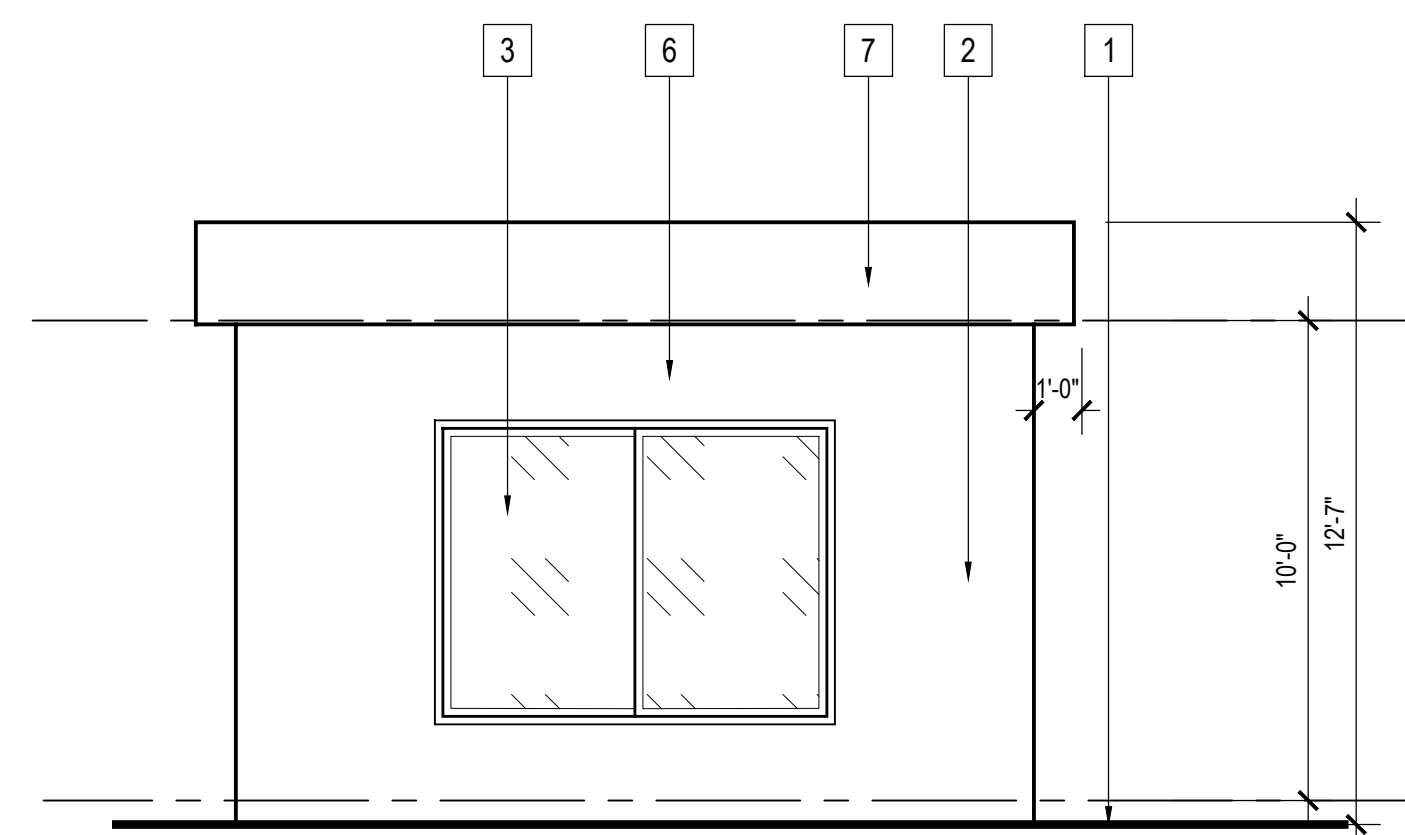
SOUTH ELEVATION

SCALE : 1/4" = 1'-0"



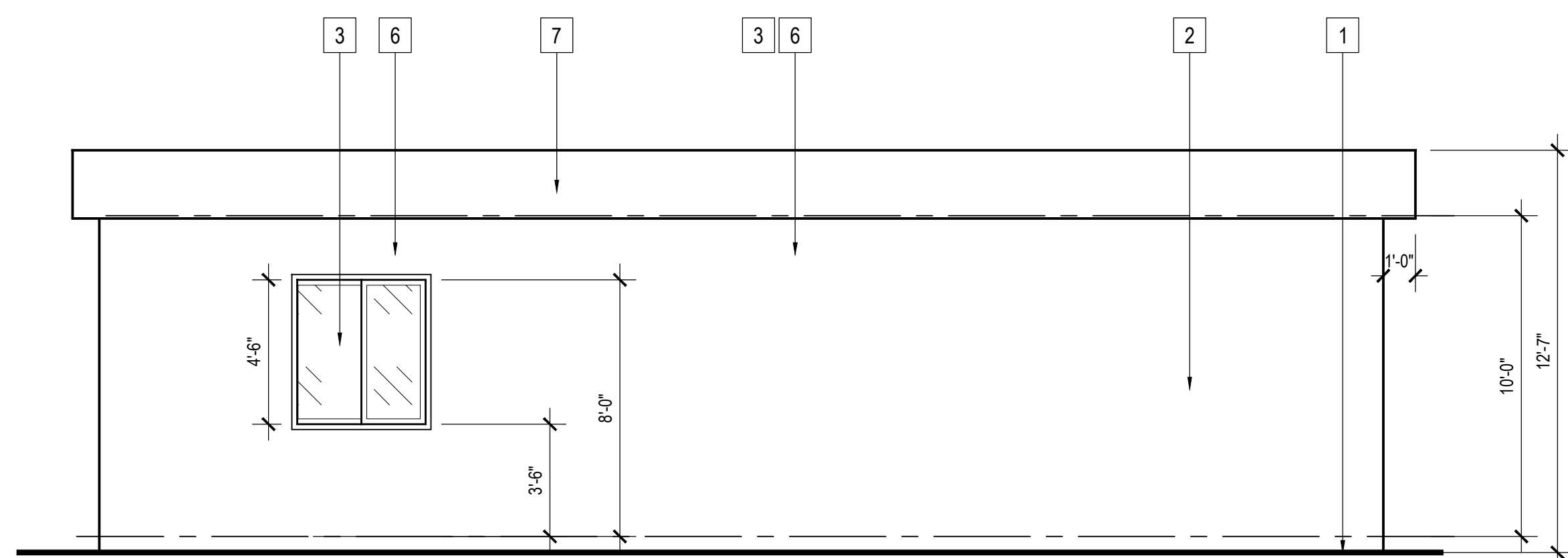
NORTH ELEVATION

SCALE : 1/4" = 1'-0"



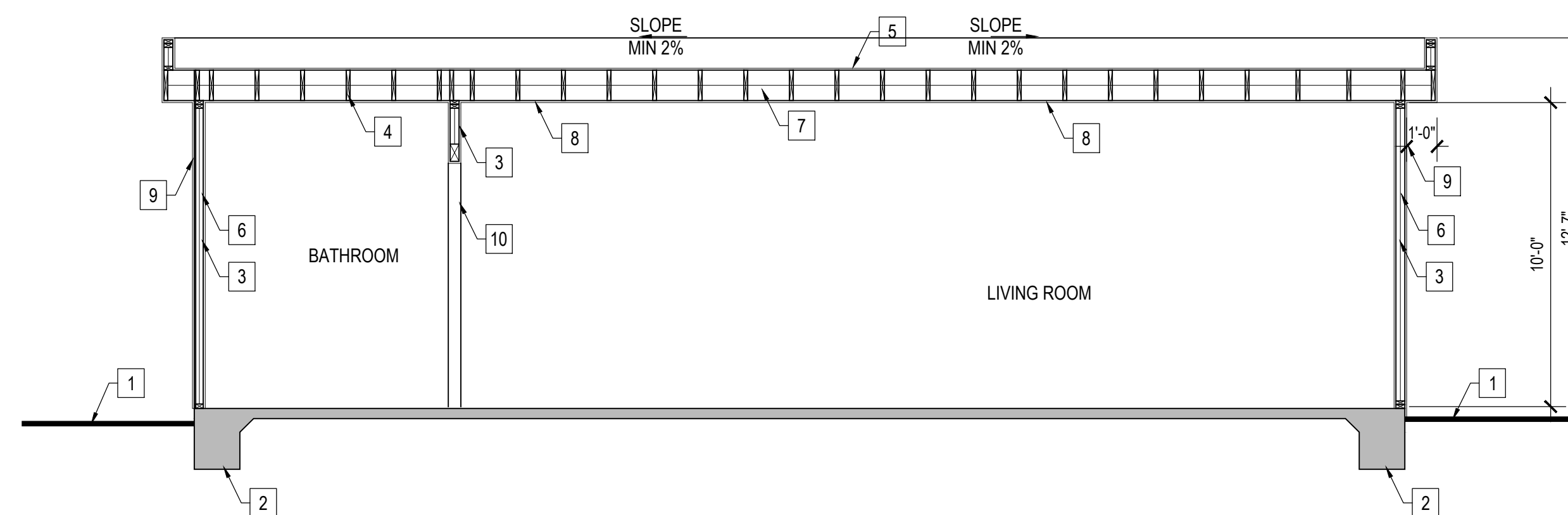
WEST ELEVATION

SCALE : 1/4" = 1'-0"



NORTH ELEVATION

SCALE : 1/4" = 1'-0"

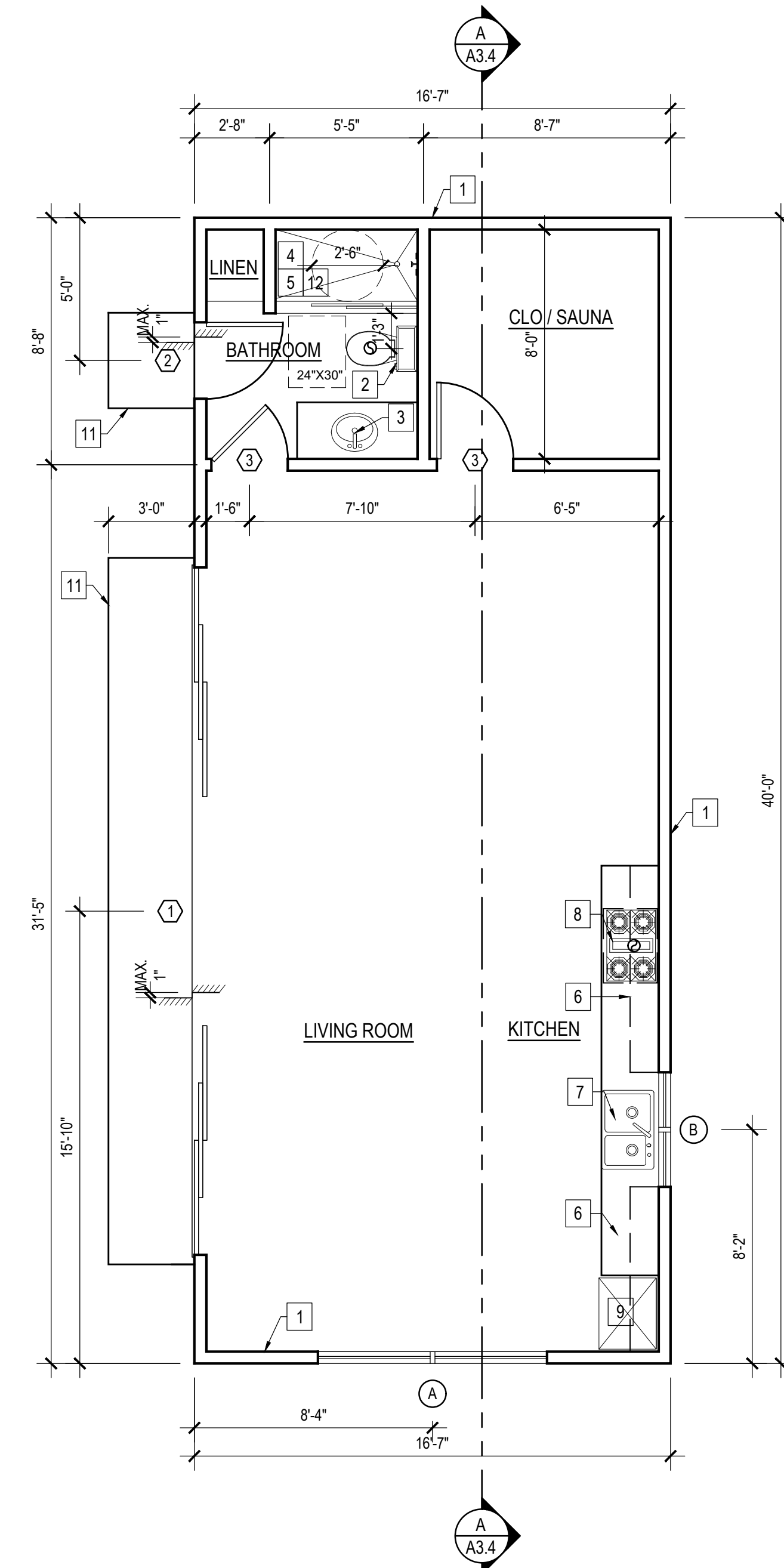


SECTION A-A

SCALE : 1/4" = 1'-0"

CROSS SECTION KEY NOTES

- EXT'G GRADE
- NEW CONC. FOUNDATION
- NEW 2" x 4" STUD WALL
- NEW CEILING JOISTS
- NEW FLAT ROOF
- NEW R-15 INSULATION
- NEW R-30 INSULATION
- NEW 5/8" GYP. BOARD
- NEW 7/8" STUCCO TO MATCH SFD
- NEW DOOR



NEW ADU FLOOR PLAN

665 SQ. FT.

SCALE : 1/4" = 1'-0"

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PROPOSED ADU PLAN, ELEVATIONS & SECTION

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A3.4